

CITY OF VANCOUVER
REGULAR COUNCIL MEETING

A regular meeting of the Council of the City of Vancouver was held on Tuesday, October 8, 1974, in the Council Chamber, commencing at approximately 2:00 p.m.

PRESENT: Mayor Phillips
Aldermen Bowers, Gibson, Harcourt, Hardwick,
Marzari, Massey, Pendakur, Rankin &
Volrich

ABSENT: Alderman Linnell

CLERK TO THE COUNCIL: D. H. Little

PRAYER

The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING

Council was advised that there are matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Hardwick,
SECONDED by Ald. Gibson,
THAT the Minutes of the Special Council meeting (Public Hearing) of September 26, 1974, and the Minutes of the Regular Council meeting of October 1, 1974, with the exception of the 'In Camera' portion, be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Hardwick,
SECONDED by Ald. Gibson,
THAT the Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS

Locarno Beach -
Sale of Property

City Council on September 24, 1974, agreed to hear a delegation from the Vancouver Council of Women on the matter of sale of certain property in the Locarno Beach area. Pursuant thereto, Mrs. Doris Mellish, President of the Vancouver Council of Women, addressed the Council and filed a brief in which it was stated, that in the case of eight lots in Block 130, D.L. 540 they be acquired as they become available for civic park purposes.

Council noted its previous action with regard to lands in the Jericho/Locarno area as outlined in its Minutes of August 27, 1974.

MOVED by Ald. Pendakur,
THAT the representation from the Vancouver Council of Women, be received.

- CARRIED UNANIMOUSLY

VARIATION OF AGENDA

At this point in the proceedings, Council agreed to vary the agenda to consider the following matters.

Clay's Wharf and Boat
Mooring in False Creek

The Council agreed to hear Mr. Patrick Graham speaking on behalf of boat owners in the City, the Lower Mainland and, in particular, those presently berthed at Clay's Wharf. Mr. Graham proposed that the City retain the present moorage facilities at Clay's Wharf and expand the moorage in False Creek.

Mr. Daniels, representing the Development Group re False Creek and Alderman Hardwick gave details of the situation with respect to boat owners in False Creek to the Council.

MOVED by Ald. Pendakur,
THAT the representation by Mr. Patrick Graham be received.

- CARRIED UNANIMOUSLY

MOVED by Ald. Pendakur,
THAT the City provide and pursue the fulfillment of Mr. Clay's operation, in accordance with the prevailing agreement;

FURTHER THAT, leaving the details in the hands of the City Manager, the City establish a physical presence to implement the City's policy regarding Clay's Wharf and False Creek.

- CARRIED UNANIMOUSLY

MOVED by Ald. Pendakur,
THAT the City Manager be instructed to set up a 'data bank' of boat accommodation in the Lower Mainland and provide assistance at the staff level to the boat owners on the basis of:

- (a) firm commitments to live-aboards moored by October, 1973
- (b) other boats moored by October, 1973
- (c) the balance as reasonably possible;

FURTHER THAT the City Manager arrange for establishment of relocation services;

FURTHER THAT the City Manager be authorized to hire such temporary assistance as necessary in connection with the action of Council taken this day on the Clay's Wharf matter;

FURTHER THAT the City Manager arrange for a progress report back to Council at its next meeting.

- CARRIED UNANIMOUSLY

Street Vending By-law

Council noted a Departmental Report dated October 4, 1974, submitted by the City Engineer, Director of Permits and Licenses and the Director of Social Planning concerning problems involving street vendors. Five possible improved procedures were listed in the report and attached was a list of 53 applicants for street vending on Granville Mall.

Council noted that delegation requests have been received with respect to the subject matter. After due consideration, it was

MOVED by Ald. Marzari,
THAT the delegations and a report reference be arranged and referred to a meeting of the Standing Committee on Community Development for report to Council.

- CARRIED UNANIMOUSLY

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UNFINISHED BUSINESS (cont'd)

Rental Accommodation Grievance Board
and New Landlord and Tenant Act

City Council on July 9, 1974, after considering a memorandum submitted by the Mayor on the matter, deferred a motion to discontinue the operations of the Rental Accommodation Grievance Board as soon as the Rentalsman is operating in the City of Vancouver, until this meeting.

Council also on September 24, 1974, after hearing delegations from the Vancouver Tenants Council, recognized the following Notices of Motion submitted by Alderman Rankin:

"THAT Vancouver City Council urge the Provincial Government to retain the Interim Rental Stabilization Act until such time as existing rent levels have been thoroughly investigated and justified, and that no rent increases be permitted until this study has been completed."

"THAT Council request the Provincial Government to amend Section 29(b) of the new Landlord and Tenant Act to permit the Council of a Municipality to pass a by-law establishing the Municipal Rent Review Bureau with all the powers which shall be vested in the Rentalsman under this Act."

Council deferred the above Notices of Motion until this meeting.

MOVED by Ald. Rankin,

THAT the Rental Accommodation Grievance Board continue until February, 1975, at which time further consideration will be given to the matter including the foregoing motions of Alderman Rankin dated September 24, 1974;

FURTHER THAT at the end of October, 1974, the Rental Accommodation Grievance Board be invited to submit a report in respect of this whole matter.

- CARRIED UNANIMOUSLY

MOVED by Ald. Hardwick (in amendment),

THAT 'February, 1975' be struck from the motion of Alderman Rankin and 'November, 1974' be inserted in lieu thereof.

- LOST

(Aldermen Gibson, Harcourt, Marzari, Pendakur and Rankin opposed)

The amendment having lost, the motion of Alderman Rankin was put and CARRIED UNANIMOUSLY.

COMMUNICATIONS OR PETITIONS

1. Crown Life Building,
Vancouver

The Council noted a letter dated October 3, 1974, from Rhone & Iredale, Architects, concerning the new Crown Life Building on West Georgia Street between Cardero and Nicola Streets. The firm requested to appear before Council when the Official's report on the matter is being considered.

MOVED by Ald. Hardwick,

THAT the request of Rhone & Iredale to appear as a delegation, be approved and arrangements left with the City Clerk.

- CARRIED UNANIMOUSLY

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COMMUNICATIONS OR PETITIONS (cont'd)

2. Request to Host Luncheon -
B.C. Rugby Union

MOVED by Ald. Gibson,

THAT the request of the B.C. Rugby Union to host a national rugby team from Tonga at a luncheon on October 25, 1974, be approved.

- LOST

(Aldermen Bowers, Harcourt, Hardwick, Marzari, Massey,
Pendakur, Rankin, Volrich and Mayor opposed)

MOVED by Ald. Marzari,

THAT no action be taken on the request of the B.C. Rugby Union to host a luncheon for the Tonga Rugby Team.

- CARRIED

(Alderman Gibson opposed)

3. Grant Request -
Canadian Legion 142

The Council noted a request from Canadian Legion 142 for a grant of \$592.00 towards the Legion's Juvenile Soccer Team travelling to Winnipeg for the Western Canadian Soccer Finals. It was noted that applications have been made to the B.C. Sports and Cultural Fund.

MOVED by Ald. Rankin,

THAT a grant of up to \$500.00 to Canadian Legion 142, be approved on a matching basis subject to recovery of this amount if the B.C. Sports and Cultural Fund provides a grant.

- CARRIED BY THE
REQUIRED MAJORITY

(Aldermen Hardwick and Massey opposed)

4. Grant Request - Grandview
Legion Juvenile Soccer Club

Council noted a request from the Grandview Legion Juvenile Soccer Club requesting a grant of \$500.00 towards the Club participating in the Juvenile Soccer Championships to be held in Winnipeg. It was noted that this organization had applied to the B.C. Sports and Cultural Fund and may be given a grant if the Club advances to the Canadian Finals.

MOVED by Ald. Rankin,

THAT a grant of up to \$500.00 to the Grandview Legion Juvenile Soccer Club be approved on a matching basis subject to recovery of this amount if the B.C. Sports and Cultural Fund provides a grant.

- CARRIED BY THE
REQUIRED MAJORITY

(Aldermen Hardwick and Massey opposed)

COMMUNICATIONS OR PETITIONS (cont'd)

5. Control of Beer Parlours and
Other Premises in the Downtown
East Side

The Council considered a report from the Chief Constable dated September 19, 1974, regarding the control of beer parlours and other premises in the Downtown eastside. The report contained details of the present conditions of 17 beer parlours for the period of May 1, 1974 to August 16, 1974. This information had been requested by Council on April 30th.

In a memo dated September 30, 1974, the Mayor commented on the Police Department's report and recommended that as the Anchor Hotel stands out as an unsatisfactory operation, the owners be asked to appear before Council to show cause why their license should not be suspended.

MOVED by Ald. Harcourt,

THAT the recommendation of the Mayor be approved, i.e. that the owners of the Anchor Hotel be asked to appear before Council and show cause why their license should not be suspended; and

FURTHER THAT the balance of the report from the Police Department be referred to the Social Services Committee for consideration.

- CARRIED UNANIMOUSLY

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The Council recessed at approximately 3:50 p.m., and after an 'In Camera' meeting in the Mayor's Office, reconvened in open session in the Council Chamber at approximately 4:20 p.m.

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COMMUNICATIONS OR PETITIONS (cont'd)

6. Proposed Skating Rink -
Prince Edward Street from
51st to 53rd Avenues

Council noted the following letter dated October 1, 1974, from Mr. John Russell of 408 East 50th Avenue:

"Re proposed skating rink to be built on Parks Board land bounded by 51st Avenue on the North, 53rd Avenue on the South and Prince Edward on the East and Parks Board gardens on the West.

As this proposed development involves the elimination of Prince Edward Street from 51st to 53rd we, the concerned citizens of this area request permission to appear before city council to present reasons as to why this project is completely unsuitable and in fact detrimental to our neighborhood. Since Parks Board is directly involved we request a representative of the Parks Board be present at our submission to city council."

MOVED by Ald. Rankin,

THAT the foregoing delegation request be approved and a representative of the Park Board be asked to be present when the delegation is heard, arrangements to be left with the City Clerk.

- CARRIED UNANIMOUSLY

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COMMUNICATIONS OR PETITIONS (cont'd)

7. Demolition of Rental Accommodation -
Request to Withhold Demolition Permits

Council considered a letter from the Kitsilano Local Area Planning Citizens Committee dated October 4, 1974, which advised of the following resolution of that organization:

" **THAT NO DEMOLITION PERMIT BE ISSUED WHICH PROVIDES FOR THE DESTRUCTION OF RENTAL ACCOMODATION UNLESS:**

1. **THE DEVELOPER CAN PROVIDE OTHER RENTAL ACCOMMODATION FOR THOSE BEING DISPLACED.**
2. **THAT THIS ACCOMMODATION BE OF THE SAME QUALITY, QUANTITY AND PRICE RANGE.**
3. **THAT THIS ACCOMMODATION BE WITHIN THE BOUNDARIES OF KITSILANO IF THE RESIDENT SO DESIRES. "**

The organization requested to appear before Council at its next meeting to speak to the matter.

A further letter on the subject dated October 4, 1974, from the Kitsilano Community Resource Board was noted endorsing the above motion.

MOVED by Ald. Rankin,

THAT the delegation request from the Kitsilano Local Area Planning Citizens Committee be approved, and the City's Local Area Planner report on the matter to Council through the Director of Planning when the delegation appears.

- CARRIED UNANIMOUSLY

MANAGER'S, DEPARTMENT AND OTHER REPORTS

A. MANAGER'S GENERAL REPORT
OCTOBER 4, 1974

Works & Utility Matters
(October 4, 1974)

Areaway at 325 Water Street,
Lot B, Block 9, D. L. 541
(Clause 1)

MOVED by Ald. Harcourt,

THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Building & Planning Matters
(October 4, 1974)

The Council considered this report which contains two clauses identified as follows:

- Cl. 1: Public Safety Building - Provision of Gymnasium and Lounge Facilities
- Cl. 2: Additional Gallery Space at the Centennial Museum

The Council took action as follows:

MOVED by Ald. Bowers,

THAT Clause 1 be received for information and the recommendation of the City Manager contained in Clause 2 be approved.

- CARRIED UNANIMOUSLY

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MANAGER'S, DEPARTMENT AND OTHER REPORTS (cont'd)

Finance Matters
(October 4, 1974)

The Council considered this report which contains five clauses identified as follows:

- Cl. 1: Vancouver Park Board Accounting Problems
- Cl. 2: External Audit Costs
- Cl. 3: T.B. Patients Maintenance Cost
- Cl. 4: Take Over of Assessment Function by the
British Columbia Assessment Authority
- Cl. 5: Capital Expenditure - Covered Walkway P.N.E.

The Council took action as follows:

Clauses 1, 2 and 3

MOVED by Ald. Bowers,

THAT the recommendations of the City Manager contained in Clauses 1, 2 and 3, be approved.

- CARRIED UNANIMOUSLY

Take Over of Assessment Function
by the British Columbia Assessment
Authority (Clause 4)

In considering this Clause, the Council was advised of an amendment made to the report whereby the two Local Improvement staff will be transferred to the Revenue and Treasury Division and not Engineering Department as indicated in the report.

MOVED by Ald. Bowers,

THAT this Clause be received for information.

- CARRIED UNANIMOUSLY

Capital Expenditure - Covered
Walkway P.N.E. (Clause 5)

MOVED by Ald. Bowers,

THAT the request of the Pacific National Exhibition to provide a covered walkway at an estimated cost of \$200,000, to be provided out of the operations of the P.N.E., be approved.

- CARRIED UNANIMOUSLY

Personnel Matters
(October 4, 1974)

Leave With Pay - Director
of Planning (Clause 1)

MOVED by Ald. Massey,

THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

MANAGER'S, DEPARTMENT AND OTHER REPORTS (cont'd)

Property Matters
(October 4, 1974)

The Council considered this report which contains six clauses identified as follows:

- Cl. 1: Alterations to City-owned Multiple Dwellings for Compliance with the Fire By-law - Hiring of G.T. Carkner
- Cl. 2: Exercising of Option to Purchase the South 7' of Lot 8, Block 9, D.L. 634 - N/E Corner 33rd Avenue and Main Street
- Cl. 3: Consent to Sub-lease Portion of City Property Situated between City Blocks 112 & 113, D.L. 541, North End of Granville Bridge
- Cl. 4: Acquisition for Rupert Park Extension - Lot 4, Block 86, Section 29, T.H.S.L. - 1446 Rupert Street
- Cl. 5: Copper Statue of "Gassy Jack", Located in the Gastown Area at the Corner of Alexander and Powell Streets
- Cl. 6: Rental Review - Lots 19 & 20, Block 58, D.L. 541, Situated N/E Corner of Robson & Cambie Streets

The Council took action as follows:

Clauses 1, 2, 3,
4 and 6

MOVED by Ald. Hardwick,

THAT the recommendations of the City Manager contained in Clauses 1, 2, 3, 4 and 6 be approved.

- CARRIED UNANIMOUSLY

Copper Statue of "Gassy Jack",
Located in the Gastown Area at
the Corner of Alexander and
Powell Streets (Clause 5)

MOVED by Ald. Bowers,

THAT the offer of Charterhouse Properties Ltd. to donate the statue of "Gassy Jack" to the City be accepted, on the understanding the Company will continue to maintain the statue.

- CARRIED UNANIMOUSLY

B. DEPARTMENT GENERAL REPORT
OCTOBER 4, 1974

Social Service & Health
Matters (October 4, 1974)

Smoking in Public Places
(Clause 1)

MOVED by Ald. Rankin,

THAT this Clause be received and the Medical Health Officer review the projects, reports and legislation and submit reports with recommendations if necessary, to the Standing Committee on Waterfront and Environment for consideration.

- CARRIED UNANIMOUSLY

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MANAGER'S, DEPARTMENT AND OTHER REPORTS (cont'd)

Building & Planning Matters
(October 4, 1974)

The Council considered this report which contains six clauses identified as follows:

- Cl. 1: Rezoning Application - S/S Cordova between Gore and Dunlevy (Greater Vancouver Regional District)
- Cl. 2: Rezoning Application - Jones, Haave & Delgatty Architects
- Cl. 3: Rezoning Application - 940 King Edward Avenue, King Edward Mall - Block bounded by Oak Street, King Edward Avenue, Laurel Street and 26th Avenue
- Cl. 4: Rezoning Application - 2895 East 41st Avenue (Mr. and Mrs. Horst Fischer)
- Cl. 5: Proposed Local Area Activity Centre - 1705 Nelson Street
- Cl. 6: Rezoning Application - Director of Planning

The Council took action as follows:

Rezoning Application - S/S Cordova
between Gore and Dunlevy (Greater
Vancouver Regional District) (Clause 1)

MOVED by Ald. Harcourt,
THAT the recommendations of the Technical Planning Board and the Vancouver City Planning Commission contained in this Clause, be received, and the application be referred to a Public Hearing for consideration.

- CARRIED UNANIMOUSLY

Clauses 2, 3, 4 and 6

MOVED by Ald. Harcourt,
THAT the recommendations of the Director of Planning contained in Clauses 2, 3, 4 and 6 be approved, and therefore, the applications be referred to a Public Hearing for consideration.

- CARRIED UNANIMOUSLY

Proposed Local Area Activity
Centre - 1705 Nelson Street
(Clause 5)

MOVED by Ald. Harcourt,
THAT the recommendation of the City Building Inspector contained in this Clause be approved.

- CARRIED UNANIMOUSLY

C. Manager's Report,
October 3, 1974.

1976-1980 Capital Program.

Council had for consideration a report from the City Manager, dated October 3, 1974, on the 1976-1980 Capital Program. This report read in part:

Your City Manager has received the following report from the Director of Finance, Director of Legal Services, and the City Clerk.

"City Council has now approved a 1976-80 Capital Program referendum in the amount of \$65,716,000 to be submitted to the voters on November 20, 1974 in conjunction with the normal civic election.

The purpose of this report is to confirm with Council the details of the whole 1976-80 program including such items as sewers and waterworks borrowing and the other sources of expected financing as they relate to the program as a whole. Also included is our understanding of the specific elements of each capital category, for Council confirmation or alteration. This allows Council to view the whole program in perspective and confirm the details. It also serves to avoid future problems as to exactly what was approved or intended and gives future Councils a clean starting point for any changes they may consider necessary in view of changing conditions.

Also submitted is the necessary 'question' to be submitted to the voters, regarding the amount of money to be borrowed under the authority of the referendum and the legal description of each category. Where appropriate, these are similar to the descriptions used in the 1971-75 capital program. The 'question' submitted for Council approval is attached as Appendix I.

Information

It is likely that at least one item (sewer separation on private property) in the sewers program should be advanced for start before 1976. If so, the City Engineer and Director of Finance will report to Council. Since borrowing authority for sewers is by virtue of the Charter rather than the referendum, this would not present any problem.

Recommendation

- 1) That Council confirm that the above is the 1976-80 Capital Program approved by Council.
- 2) That Council confirm the form of the 'question' to be put to the Voters, as given in Appendix I."

The City Manager RECOMMENDS approval of the foregoing recommendations.

MOVED by Ald. Bowers,

THAT the recommendations of the City Manager, contained in this report, be approved.

- CARRIED UNANIMOUSLY

NOTE: The detailed Recapitulation of 1976-1980 Capital Program Approved by Council and the Appendix referred to in the report are on file in the City Clerk's office.

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

D. Manager's Report,
October 4, 1974.

Zoning and Development By-law - Gasoline
Service Stations.

Council had for consideration the following report from the
City Manager:

" City Council, in 1967 and 1968, were concerned with the numbers and locations of gasoline service stations and received reports on the matter in April, 1967, May, 1967, and in September and October, 1968 and as a consequence, following a public hearing held on December 5, 1968, amending By-law No. 4395, received three readings on December 17, 1968 and following a second public hearing on March 27, 1969, Council gave three readings to an amending By-law No. 4423 on April 22, 1969.

The effect of the amending by-laws was to change the classification of a gasoline service station from an outright use in C1, C2 and C3 commercial districts to a conditional use which may be permitted subject to special approval by City Council. The second amendment concerned quality control regulations, basically controlling the outdoor display of merchandise, provision of landscaping and screening, yard requirements, canopies over pump islands, various advertisements and signs and the parking or storing of vehicles in the gasoline service station areas.

Since 1968, the petroleum industry has changed its marketing approach and has reduced the number of gasoline filling stations throughout the City. Mr. Dawes of Shell Oil Ltd. in responding to the survey undertaken by the Chairman of the Standing Committee of Council on Finance and Administration, stated that any gasoline service station with a volume of less than 150,000 gallons per annum was closed. The intent of the by-law amendment in 1968 was to provide strict control over the number and location of gasoline stations. The objective now appears to have been reached and as City Manager:

I RECOMMEND:

That the Zoning and Development By-law Commercial District
Schedules

- C-1, Section 3;
- C-2, Section 3(2);
- C-2A, Section 3(2); and
- C-3, Section 3(2)

be deleted, and

THAT Gasoline Service Stations be included as uses permissible "subject to special approval by the Technical Planning Board", under Section 2 of the C-1, C-2, C-2A and C-3, Commercial District Schedules, and

THAT, the Director of Legal Services, in consultation with the Director of Planning, be instructed to draft the necessary amendments to give effect to the above recommendations after arranging for the necessary Public Hearings. "

MOVED by Ald. Bowers,

THAT the recommendations of the City Manager, contained in this report, be approved,

AND FURTHER THAT the Technical Planning Board shall bring to the attention of Council any changes of use to a gasoline station.

- CARRIED UNANIMOUSLY

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

E. Report from Engineering, Permits and Licenses and Social Planning Departments.

Street Vending By-law.

For Council action on this report, dealt with earlier this day, see page 2.

F. Manager's Report, October 3, 1974.

Tender 748 - Dredging, Bank Protection Pile Driving - Area 10 - False Creek.

Council had for consideration the following report from the City Manager, dated October 3, 1974:

" The City Engineer reports as follows:

"Tenders for the Dredging, Bank Protection and Piledriving in Area 10 of False Creek were opened on September 30, 1974 and referred to the City Engineer for tabulation and report to the City Manager.

Two tenders were received, both have been checked and are in order. Tabulations of tender 748 have been circulated to Council. The bids are unit prices based on quantity estimates supplied by this department and the total cost of the contract may vary according to the actual quantities measured during construction.

The low tender was submitted by Greenlees Piledriving in the amount of \$170,958.

The tender amount is, within the departmental estimate and it is anticipated that the overall cost, including engineering overhead charges will approximate the budgetted funds for Winter Works in Area 10 for 1974-75.

The award will be subject to the Development Consultant obtaining a release from Western Outboard allowing these works to proceed and subject to the boat owners vacating the Clay's Wharf area. In this regard, the starting date for the low bidder is November 15th, although demolitions and removals will be proceeding as soon as it is possible to do so after the area has been cleared of boats."

The City Engineer recommends that:

(a) A contract be awarded to the low tenderer as follows:

Greenlees Piledriving Co. Ltd.
630 Taylor Street
Vancouver, B. C.
V6B 4H3

Contract No. 748 - \$170,958.

(b) A contract satisfactory to the Corporation Counsel and the City Engineer be entered into when releases have been obtained by the Development Consultant.

(c) The bid bonds of the unsuccessful tenderers be returned.

The City Manager RECOMMENDS the foregoing recommendation of the City Engineer be approved. "

MOVED by Ald. Pendakur

THAT the recommendation of the City Manager, contained in this report, be approved.

- CARRIED UNANIMOUSLY

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

G. Manager's Report,
October 7, 1974

Canada Safeway - Charles & Nanaimo Streets,
Development Permit Application No.61891
(Matters of Ingress & Egress to Parking Lot Extension)
and Closure of Lane North of Charles Street, West from
Kamloops Street - Block 9, W 1/2 Section 22, T.H.S.L.

The Council had for consideration the following report from
the City Manager, dated October 7, 1974:

" The Director of Planning & City Engineer report as follows:

"INGRESS & EGRESS TO PARKING LOT EXTENSION

Brief History

This development permit application was filed on March 20, 1973 by
Canada Safeway Ltd. to extend their existing parking lot southward. The
parking lot would then be bounded by William Street on the north;
Kamloops Street on the east; Charles Street on the south; and the City land
behind Nanaimo Street on the west, the existing Canada Safeway retail store
being located on the opposite side of this lane.

Council will recall first dealing with this application on December 18,
1973, when it resolved:

'That the development permit be referred back to the Technical
Planning Board for its final consideration for approval of the
development and setting out the applicable condition and further
that the Technical Planning Board be informed that the Council is
suggesting that the following be included as conditions:

- (a) Subject to sufficient number of parking spaces being avail-
able for staff, and
- (b) Subject to speed bumps being installed in the parking lot
and chains being provided across the entry way of the parking
lot after store hours.'

Subsequently, Council agreed to hear delegations with respect to the
proposal and Council on February 5, 1974 resolved:

'That the Director of Planning be instructed to apply for C-1 re-
zoning of the property situated immediately to the north of the
existing Safeway store; further that the Technical Planning Board
be informed that the Council is suggesting the following be added
as further conditions to the development permit:

- (i) That no trucks be permitted to service the store outside the
hours of 6:00 a.m. to 5:00 p.m.;
- (ii) Shopping carts be confined to the store and parking lot only;
- (iii) Reiterate that there be sufficient number of parking spaces
for staff and the staff be required to use these parking spaces;

AND FURTHER THAT the matter of location of entrances and exits to the
parking lot be referred to the Director of Planning and City Engineer
for report back to Council.' This report deals with this matter.

(The Director of Planning has reported separately on the matter of the
rezoning).

Present Situation

The existing parking lot has vehicular access by way of one sidewalk
crossing from William Street and one sidewalk crossing from Kamloops
Street and from the City lane. The drawings submitted with the present
application indicate retention of the sidewalk crossing from William
Street; a new sidewalk crossing from Charles Street and North-south
City lane access being widened both from William Street and Charles Street.
The plans indicate that the sidewalk crossing from Kamloops Street would
be closed.

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)Canada Safeway - Charles & Nanaimo Streets (Cont'd)

Some neighbouring property owners had stated concern previously about the vehicular access from Charles Street and felt that the Kamloops Street access should be opened. A further letter has been submitted from Mrs. Hilda Parks (copy attached) objecting to the Charles Street access.

The City Engineer advises that as far as practically possible it is desirable to confine the traffic generated by this commercial development to adjacent major streets and minimize the traffic impacts on nearby local streets. Two of these streets (William and Kamloops) are local roadways and as such are not intended to accommodate through vehicular trips. Therefore, commercial traffic should not be encouraged to use these two streets. The third street (Charles) functions as a through street. Accordingly, it is recommended that the proposed entrance and exit on Charles Street be approved. Further, it is recommended that the entrance to the lane from William Street not be widened and the entrance on Kamloops Street be eliminated.

The Technical Planning Board has approved Development Permit Application No. 61891 subject to several conditions including the conditions previously suggested by Council and with the provision of an additional vehicular access from Charles Street; the closing of the Kamloops Street vehicular access and the widening of the southerly lane access from Charles Street and further that the northerly lane access from William Street be not widened.

Lane Closure

One of the conditions of approval of the development permit was that satisfactory arrangements be made for the closing of the east-west lane in the block. This portion of lane is surplus to the City's highway requirements.

RECOMMENDATIONS

It is RECOMMENDED that:

1. the William Street existing crossing remain; there be an additional vehicular access from Charles Street; the Kamloops Street vehicular access be eliminated; the lane access from Charles Street be widened and that the lane access from William Street be not widened.
2. the lane north of Charles Street between Kamloops Street and the lane east of Nanaimo Street be closed, stopped up and conveyed to the abutting property owners, subject to the following conditions:
 - (a) The value of the lane to be \$17,000 in accordance with the recommendation of the Supervisor of Property & Insurance;
 - (b) The closed lane to be consolidated with the abutting properties;
 - (c) The applicant to pay all City costs to effect the closure of the lane. The estimated cost of this work is \$1,900;
 - (d) The applicant to pay for the relocation of overhead utility lines and provide any necessary public utility easements over the portion of lane to be closed. The estimated cost of this work is \$4,200.00;
 - (e) The applicant provide and register a subdivision plan satisfactory to the Approving Officer. The plan to consolidate the closed lane with the abutting properties;
 - (f) Any agreement to be to the satisfaction of the Director of Legal Services and City Engineer."

The City Manager RECOMMENDS the above report of the Director of Planning and the City Engineer be approved.

MOVED by Ald. Rankin,

THAT the recommendation of the City Manager, contained in this report, be approved.

- CARRIED UNANIMOUSLY.

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

I. Report of the Standing Committee
on Finance and Administration,
September 26, 1974.

Community Music School, Vanier Park,
(Clause 1)

MOVED by Ald. Bowers,

THAT the following recommendations of the Committee, as amended, be approved:

- A. THAT Council's intention of retaining Building 14, Vanier Park, be reaffirmed:
- C. THAT the project costs be checked out by an independent quantity surveyor, to be hired by the City, as soon as working drawings are available:
- D. THAT such approval be subject further to the Community Music School providing Council with a proposed program of activities and services which will benefit and serve the interests of the whole music community in Vancouver and, in particular, make available music lessons to children of low income families:
- E. THAT the Community Music School work with the Park Board and the Urban Design Panel so that a cooperative landscaping design, suitable to all, can be arrived at, and having arrived at an acceptable solution for landscaping, including parking and irrigation, report back to Council by December 31, 1974, with such design:
- F. THAT City Officials be instructed to issue a Development Permit on the basis of the design plot plans submitted and on the basis of a commitment for a cooperative planning of the landscape.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,

THAT the following recommendation of the Committee, as amended, be approved:

- B. THAT the City contribute up to an amount of \$333,333.00 toward the refurbishing of Building 14, such sum to be allocated or applied toward the cost of the project in such a manner and towards such parts of the project as the City should decide, and that funds be provided in the 1975 Supplementary Capital Budget; such approval to be subject to the Community Music School having firm commitments of all additional capital funds necessary for the full completion of the project by January 31, 1975, with no further City funds being requested directly or indirectly, (including for the provision of storage for the museum association).

- CARRIED

(Alderman Pendakur opposed)

(NOTE: Underlining denotes amendments)

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

II(i) Report from Ald. Rankin, Chairman,
and Ald. Marzari, Member, Standing
Committee on Social Services,
September 26, 1974.

Council considered the following report, which contains seven
clauses, identified as follows:

- Cl. 1. West Broadway Drug User Problem.
- Cl. 2. Vancouver Gay Information Service - Grant
Request for \$26,720.00.
- Cl. 3. Canadian Youth Hostel Association - Proposal
for a Second City Hostel.
- Cl. 4. Senior Citizens Bus Tours - Continuation of Funding.
- Cl. 5. Urban Design Centre - Grant Request.
- Cl. 6. Child Care Facilities - City Hall.
- Cl. 7. Possible Use of West End Streets for Portable
Day-Care Units.

Council took the following action:

West Broadway Drug User Problem.
(Clause 1)

MOVED by Ald. Rankin

THAT Clause 1, in the report of Alderman Rankin and Alderman
Marzari, be received for information.

- CARRIED UNANIMOUSLY

Clauses 2, 3 and 4.

MOVED by Ald. Rankin

THAT the recommendations of Alderman Rankin and Alderman
Marzari, contained in clauses 2, 3 and 4 of this report, be
approved.

- CARRIED UNANIMOUSLY

(Aldermen Gibson and Volrich opposed Clause 3.)

Urban Design Centre - Grant Request
(Clause 5)

MOVED by Ald. Rankin

THAT the recommendations of Alderman Rankin and Alderman
Marzari, contained in this clause, be approved.

- CARRIED UNANIMOUSLY
AND BY THE REQUIRED
MAJORITY.

Child Care Facilities - City Hall
(Clause 6)

Alderman Rankin submitted a letter from the Minister of Human
Resources confirming a grant of \$20,000 to the City, effective
immediately, with an undertaking that an additional grant of
\$20,000 to the City will be considered for the 1975/1976 Department
of Human Resources Budget.

The Mayor advised that he had received a firm commitment from
the Minister of Human Resources that a grant of \$20,000 will be
available to the City as of April 1, 1975.

a\

Cont'd...

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

Child Care Facilities - City Hall
(Clause 6) Cont'd.

MOVED by Ald. Marzari

THAT the recommendations of Alderman Rankin and Alderman Marzari, contained in this clause, be approved, and the following be added as recommendation "E":

"THAT City Council advance the sum of \$20,000 for establishment of City Hall Day-Care Centres, on the understanding that the City be re-imbursed this sum by the Minister of Human Resources as of April 1, 1975."

- CARRIED UNANIMOUSLY

Possible Use of West End Streets for
Portable Day-Care Units (Clause 7)

When considering this clause Council noted a letter from the Vancouver School Board, dated October 4, 1974, refusing approval of the Committee's request for installation of a Day-Care facility on a portion of Lord Roberts School grounds at Pendrell and Cardero Streets.

MOVED by Ald. Rankin

THAT a site in the 1100 block Comox at the corner of Thurlow as proposed by the City Engineering Department in its report of September 4, 1974, be provided by the City as a site for a portable building to be used as a Day-Care Centre and that the City pay the estimated \$5,000 cost of installing services to this site.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin

THAT the letter from the School Board, dated October 4, 1974, be received.

- CARRIED UNANIMOUSLY

MOVED by Ald. Hardwick

THAT, prior to installation of the proposed Day-Care Unit on the 1100 Block Comox, at the corner of Thurlow, the appropriate City Officials hold a Public Meeting in the area to discuss the proposal.

- CARRIED UNANIMOUSLY.

COMMITTEE OF THE WHOLE.

MOVED by Ald. Hardwick

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Hardwick

SECONDED by Ald. Gibson

THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO REGULATE SIGNS.

MOVED by Ald. Pendakur
SECONDED by Ald. Bowers

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was,

MOVED by Ald. Pendakur
SECONDED by Ald. Bowers

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

2. BY-LAW TO AMEND BY-LAW No. 3575,
BEING THE ZONING AND DEVELOPMENT
BY-LAW.

MOVED by Ald. Pendakur
SECONDED by Ald. Bowers

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Pendakur
SECONDED by Ald. Bowers,

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

MOTIONS

A. Closing, stopping up and
conveying to the abutting owner,
lane south of 14th Avenue,
west of Hemlock Street.

MOVED by Ald. Rankin
SECONDED by Ald. Bowers
THAT WHEREAS:

1. The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;
2. The developer of the lands on the west side of Hemlock Street between 14th Avenue and 15th Avenue in Block 451, District Lot 526, has made application to acquire a portion of the lane from Hemlock Street westerly. To replace this lane he will dedicate a lane out to 14th Avenue.

THEREFORE BE IT RESOLVED THAT all that portion of lane dedicated by the deposit of Plan 1276, lying between the southerly productions of the easterly limit of Lot 19, Block 451, District Lot 526, Plan 1276 and a line drawn parallel to and 25 feet perpendicular distant easterly from the southerly production of the westerly limit of Lot 20, said Block 451. The same as shown outlined red on plan prepared by A. Burhoe, B.C.L.S., dated April 30th, 1974, and marginally numbered LF 6982, a print of which is hereunto annexed, be closed, stopped up and conveyed to the abutting owner; and

BE IT FURTHER RESOLVED THAT the said closed lane be subdivided with the abutting lands.

(Closing lane south of 14th Avenue, west of Hemlock Street)

- CARRIED UNANIMOUSLY

ENQUIRIES AND OTHER MATTERS

Alderman Massey

referred to the Vancouver Heritage Advisory Committee's concern that buildings are being demolished prior to the demolition firm obtaining the necessary permits from the City.

MOVED by Ald. Massey

THAT the Director of Permits and Licenses advise all Licensed Demolition Contractors that where any building is demolished without first obtaining a demolition permit, the matter will be referred to City Council for its consideration, and such action could place the demolishers business license in jeopardy.

- CARRIED

(Alderman Rankin opposed)

NEW BUSINESS

The following Notice of Motion was submitted by Alderman Rankin and recognized by the Chair.

MOVED by Ald. Rankin

THAT Council request the Director of Legal Services to bring forward a suitable By-law covering control of demolition of all buildings in the City of Vancouver.

(Notice)

Council adjourned at 5.15 p.m.

The foregoing are Minutes of the Regular Council Meeting
of October 8, 1974, adopted on October 22, 1974.

A. Phillips
MAYOR

B. N. Little
CITY CLERK

Manager's Report, October 4, 1974 (WORKS - 1)

WORKS & UTILITY MATTERS

RECOMMENDATION

1. Areaway at 325 Water Street, Lot B, Block 9, D.L. 541

The City Engineer reports as follows:

"Recently part of the slab covering the above street cavity fell away leaving a hole in the sidewalk. The hole was given a temporary cover and the sidewalk was blocked off to protect the public. Structural inspection revealed that the areaway slab is in an extremely deteriorated condition and is in a state of collapse at several locations. The owner was contacted to make repairs, as under Clause 11 of the Encroachment By-law, they are his responsibility. However, he refused to do anything. The situation poses an extreme hazard to the public and cannot be allowed to continue.

Under Clause 9 of the Encroachment By-law, the City Engineer can order an owner to abandon his areaway within six months, but Council may reduce this period. As the sidewalk at this location is heavily travelled, there is considerable danger to the public. Therefore, I RECOMMEND that:

- (a) The owner be ordered to remove his structures, fill up the cavity and restore the sidewalk within one week.
- (b) If the owner fails to carry out Council's instruction within the stipulated time, the City Engineer be authorized to carry out the work and bill the owner for all costs."

The City Manager RECOMMENDS the foregoing recommendations of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 401

Manager's Report, October 4, 1974 (BUILDING - 1)

BUILDING & PLANNING MATTERS

INFORMATION

1. Public Safety Building - Provision of Gymnasium and Lounge Facilities

Under date of September 25, 1974, the Secretary of the Board of Police Commissioners has advised of the following resolution passed by the Vancouver Police Board at its meeting of September 12, 1974:

"THAT provisions be made in the proposed alterations to the Public Safety Building for adequate gymnasium facilities and a suitable lounge area."

The matter of gymnasium facilities is under investigation, in accordance with the resolution of City Council of September 24, 1974; and the provision of a suitable lounge area will be taken into consideration when the matter is discussed with the architect.

The foregoing is submitted for the INFORMATION of Council.

RECOMMENDATION

2. Additional Gallery Space at the Centennial Museum

The Director of Permits and Licenses reports as follows:

"In February of this year the Director of the Centennial Museum and Planetarium had discussions with the Assistant Director, Construction and Maintenance on the feasibility and cost to enclose the westerly courtyard in 'C' Wing for gallery purposes. The proposal is to construct a roof over the court, remove the windows between the courtyard and the surrounding four galleries, floor the court and provide necessary additional heating and humidity control. The result will be to create a virtually continuous space to be used for both exhibition and classroom activities as the need arises.

The Museums Association requires the additional space to develop a more satisfactory school program. They have begun to build an educational division for this purpose but feel that all their efforts in this direction would be more or less futile unless it is also possible to provide teaching environments within the complex in order to handle the expected increases in school attendance.

The preliminary cost estimate for the project was established at approximately \$400,000.

The Museums Complex, by virtue of being named an associate museum within the National Museums Policy, is now eligible for grants in support of additional activities and the Vancouver Museums Association believe that they can fund the cost of this project without direct additional cost to the Vancouver taxpayer. They believe that two-thirds of the cost will be funded from the Federal Government under the National Museums Program and the other third provided from the B. C. Recreational Facilities Fund.

The Museums Association have had discussions with both Federal and Provincial authorities and advise that written approval has now been received from the Board of Trustees of the National Museums of Canada for funds in the amount of \$267,844 towards the cost of redeveloping a wing in order to provide a larger and improved travelling exhibit and teaching space in the existing Museum structure.

Cont'd . . .

Clause #2 continued:

The balance of the Capital costs for the project, \$134,000, will be requested from the B. C. Recreational Facilities Fund. The Museums Association have had their eligibility tentatively approved but their application must be accompanied by registered preliminary drawings. The Museums Association have received an advance from the National Museums of Canada in order to hire an architectural firm to prepare the preliminary proposal for submissions to the Provincial authorities.

Before the Museums Association hire consultants they wish to inform Council of the proposal and request that approval be given to convert one of the internal courtyards to an exhibition gallery.

At present the courtyard is closed to the public, all the windows facing the court have been blacked out to provide controlled Museum environment without external influence.

The proposal seems a logical use of the space and fairly straight forward in execution. It envisions a twenty-two foot high gallery space with humidity control and electrical grid for exhibition lighting.

The Vancouver Museums Association request that:

- (a) Council indicate its approval in general to renovate courtyard 'C' to an exhibition and classroom space, and
- (b) approval be given for the Museums Association to appoint an architect for the project, with prior approval to be received from the City Manager as to the selection of architects."

The City Manager RECOMMENDS that the foregoing requests of the Museums Association be approved.

FOR COUNCIL ACTION SEE PAGE(S) 401

FINANCE MATTERS

RECOMMENDATION

1. Vancouver Park Board Accounting Problems

The City Manager has received the following report from the Director of Finance:

"For a number of reasons the Park Board is seriously behind in its accounting functions. This can lead to inadequate control over expenditures and hence overexpenditures and if allowed to continue will have serious effects on the City's accounting and our ability to properly close the books at the end of 1974. It is a situation that cannot be allowed to continue and therefore the City Manager, Superintendent of the Park Board, and the Director of Finance met to determine the course of action needed to repair the situation.

There are two basic problems being:

- (a) catching up the accounting for 1974, and
- (b) changing the accounting system for 1975 to try to avoid a repeat of the problems.

Council, on September 24, 1974, approved three new positions for the Park Board accounting area. This, together with a detailed review of the accounting structure and needs of the Park Board by the City's Internal Auditor, Park Board Director of Financial Services, and Park Board Accountant, should allow us to create the needed accounting staff setup to maintain the work in the future. The only means we have that would appear to be satisfactory, to catch up to date is to use our Internal Audit staff, who are intimately familiar with the Park Board accounting, and replace their Audit function at the Park Board by use of the External Auditors. The Internal Audit Division has, in the last month, lost five out of fourteen of its staff, and with the need to assist in the Park Board area is going to have a deleterious effect on the balance of the audit program. However, there is no other reasonable solution for the Park Board problem. Once the accounting is caught up there will almost certainly have to be a capital over-expenditure report to the Park Board and Council for clean-up purposes.

For 1975 it is our intention to switch the Park Board over to exactly the same accounting systems as we use for the balance of the City, including the same reporting structures, etc.

I would therefore recommend that:

- A. The Internal Auditor be instructed to assist with his staff in helping the Park Board to catch up on its accounting, with freedom for the Internal Auditor to hire temporary help as required, up to a maximum of \$5,000 to be provided from Contingency Reserve,
- B. The External Auditors be requested to do the detailed Audit of the Vancouver Park Board (cost expected to be in the range of \$5,000-10,000 to be provided from Contingency Reserve)."

The City Manager RECOMMENDS approval of the report of the Director of Finance.

2. External Audit Costs

The Director of Finance reports as follows:

"The City's External Auditors are Thorne Riddell & Co. This is an amalgamation of our Auditors of some years (Riddell, Stead & Co.) with another C.A. firm this year. In the past it has been the practice to appoint the Audit firm in September or October for the following year with the result that the fee is established approximately a year and a half before the majority of the work is done. Under normal circumstances this presents no problem as the External Auditors are able to add some increase in fee to cover anticipated cost increases. However, for the 1974 audit year, in which 90% of the work is done in January to March of 1975, the fee was established at \$40,000.00 in

Clause No. 2 (cont'd)

September of 1973. All C.A. firms have been subject to particularly large cost increases in the salary area this year in order to get and retain staff, a problem that is also common to many other organizations. They have, therefore, had to very significantly increase their salary scales for their employees.

Thorne Riddell & Co. has submitted a request to me that I seek Council approval to raise their fee for the 1974 audit year from \$40,000.00 to \$43,500.00. In recognition of the fact that we must maintain the quality of the audit and certain other factors, I support their request. These other factors are as follows:

- (i) The 1973 audit in the spring of 1974, after the 1974 fee had been set, became considerably more complex than applied historically. This applied particularly in the area of computer auditing and the techniques needed in this area and in the scope and scale of property transactions the City was involved in.
- (ii) A considerably expanded audit necessary in the Park Board, particularly in the capital accounts area and the reconciliation of differences with the City's accounts.

These 1973 complexities are flowing through into the 1974 audit and will expand the need for the External Auditors to spend considerably more time on the audit. This almost in itself is sufficient reason for increasing the fee.

During the year ended June 30, 1974 we have also had to use the External Auditors for special and advisory services, such as:

- (a) Preparation of draft amendments to the Vancouver Charter,
- (b) Additional cash count undertaken at the request of the City Treasurer and a count of the securities held in safekeeping at the Bank of Montreal,
- (c) Review of the accounting entries and financial statement disclosure of the City's acquisition of Harbour Park Developments Ltd. and the Langara site,
- (d) Development of special computer programs for comparing assessment files relative to City-owned property to substantiate the change in the City's equity and capital assets,
- (e) Attendance at meetings covering the implementation of the twice yearly tax billing system.

These items are considered to be outside the normal functions of the External Auditors and yet must be done. They do, however, require the knowledge that the Auditors have of our business and therefore cannot be properly dealt with on an outside consulting basis. I have agreed with the External Auditors that a fee of \$3,025.00 is appropriate for these services and am recommending it to Council.

We can expect similar extraordinary items related to 1974, that are not included in the 1974 audit fee, such as insuring the propriety of the change-over in the Welfare, Magistrate and Traffic Court Departments to the Provincial Government, the assumption of the Kerrisdale Arena operation by the Park Board, etc. These items will be reported upon later with recommendation for appropriate payment for the services, but quite possibly after the services are actually performed, inasmuch as it cannot be determined in advance how much work is involved.

I would, therefore, recommend to Council that:

- A. The 1974 audit year fee payable to Thorne Riddell & Co. be increased from \$40,000.00 to \$43,500.00, and
- B. An additional \$3,025.00 be paid to the firm for special services incurred up to June 30, 1974, relative to the City's financial affairs,

with the source of funds to be Contingency Reserve."

The City Manager RECOMMENDS approval of the foregoing recommendations of the Director of Finance.

Manager's Report, October 4, 1974 (FINANCE - 3)

3. T.B. Patients Maintenance Cost

The Director of Finance reports as follows:

"The Tuberculosis Institutions Act required municipalities to pay 15% of the per diem cost of the support and maintenance of patients admitted to the Provincial tuberculosis institution, who resided within the respective municipalities.

In 1973, the Director of Finance was instructed by Council not to pay these monthly charges pending discussion with the Province of the question of municipal responsibility for these costs. The Province repealed the Tuberculosis Institutions Act effective June 20, 1974 and municipalities are no longer required to pay a share of these per diem costs from that date.

The unpaid monthly charges for the period March 1, 1973 to June 20, 1974 amount to \$94,861.76. Funds were provided in the City's 1973 and 1974 budgets to cover these costs.

Council is requested to authorize the Director of Finance to pay these outstanding charges, it being noted that no further costs are payable after June 20, 1974."

The City Manager RECOMMENDS that the outstanding T.B. Unit per diem costs amounting to \$94,861.76 for the period March 1, 1973 to June 20, 1974 be paid.

INFORMATION

4. Take Over of Assessment Function by the British Columbia Assessment Authority

Your City Manager has received the following progress report from the Director of Finance regarding the take over of the assessment function by the new Authority.

"Legislation passed this year created the B.C. Assessment Authority to assume the assessment functions currently undertaken by the municipalities in B.C. as well as the assessment function of the Province in unorganized areas. As of July 2, 1974 the Authority assumed the costs of the assessment functions and in the case of the City of Vancouver we will be reimbursed by the Authority for our costs from July 2nd. The present Assessment staff are City employees until designated by the Authority on October 1st, 1974 but this does not affect the reimbursement of costs.

As far as location of the function is concerned it is expected that it will remain in the City Hall for an undetermined time. We have not received clear advice as to when the Authority might establish other offices in this area.

A month to month lease is being negotiated with the Authority which will allow the City to terminate the lease and use the space if required for other civic purposes.

Our organization of the assessment function over the years has resulted in the inclusion of the business tax assessing function in our ex-Assessment Division as well as a portion of the Local Improvement function. Neither the business tax function nor the Local Improvement function are transferred to the Authority but remain with the City. We are nevertheless asking the Assessment Authority to continue to provide supervision and management of the business tax function, even though the employees remain with the City and they function as a responsibility of the City, because it makes a great deal of administrative sense to do so and further there is a great deal of data and valuation information transferred between the real property and business tax assessors. The Local Improvement staff (two persons) will transfer to the Engineering Department and join the other staff handling Local Improvements there. This would be for supervision purposes. These two staff members will remain in the Assessment office for the present time as they primarily use the data in the Assessment files.

cont'd

Manager's Report, October 4, 1974 (FINANCE - 4)

Clause No. 4 (cont'd)

There are extensive and essential data and system connections between the Assessment Division and other Divisions of the Finance Department and Departments of the City. Examples of these are:

- (a) The assessment function is highly computerized and depends on our Data Processing facilities. One of the problems in this area is that we are converting to the new computer and must know very quickly whether the Authority wishes to continue to do the work on our computer system. To date this issue has not been resolved.
- (b) We are in the final stages of design and implementation of the twice yearly tax billing and since the assessment function provides the basic data for this system we are concerned regarding the flow and format of data from the assessment function to the taxation function.
- (c) There is a great deal of data transfers back and forth between Assessment and Planning, Assessment and Engineering, Assessment and the Director of Finance, etc. and so far we have been unable to resolve or find out what changes the Authority may contemplate in these areas.
- (d) The Planning Department uses the assessment function as a data resource. Whether this will be permitted in the future we do not yet know.

We have serious concerns as indicated in the previous paragraph and in a number of other areas. I have written to the Assessment Commissioner but have not yet received any answer. Our dealings with the staff of the Authority to date have not been particularly fruitful as it appears to be difficult to get answers to questions or to find out what the Authority plans for the future.

The 1974 Budget provision for the assessment function was \$1,075,000. The Authority, since they took over on July 2nd, 1974, will pay approximately half of this. Details of cost savings will be included in the September Budget Review. However, the Act provides for a charge against the municipalities for the administration of this function commencing in 1975. There is some Provincial cost sharing also involved and at this time the situation is too unclear for us to make any prediction of future cost saving from the take over of this function by the Authority.

I will keep Council informed as to the on-going situation regarding this take over."

The City Manager submits the foregoing report of the Director of Finance for Council INFORMATION.

CONSIDERATION

5. Capital Expenditure -
Covered Walkway P.N.E.

The Director of Finance reports as follows:

"In accordance with the lease agreement between the City and the Pacific National Exhibition Capital Improvements to be carried out by the P.N.E. are forwarded to City Council for approval. City Council on August 27th approved the P.N.E. 1974 Capital Budget. Subsequently, the P.N.E. at a meeting on September 4th approved an additional item for the provision of a covered walkway at an estimated cost of \$200,000, funds to be provided out of the operations of the P.N.E. The details of the request were forwarded by the Controller of the P.N.E. in a letter dated September 24, 1974 as follows:

'At the September 4th meeting of the Pacific National Exhibition Board of Directors a motion was passed to construct a covered walkway for pedestrians. The walkway is to extend from the Pacific Coliseum along Miller Drive to the parking lot areas north of Empire Stadium.

cont'd

Manager's Report, October 4, 1974 (FINANCE - 5)

Clause No. 5 (cont'd)

The proposal divides Miller Drive into separate vehicle and pedestrian roadways. The north side to be used for shuttle buses and the south to be a covered pedestrian mall, 20 feet in width with a centre clearance of close to 20 feet.

The construction of the covering is to be aluminum self-supporting panels permanently painted with steel support columns set in concrete. The construction carries a 20 year guarantee and is virtually maintenance free. The cost is estimated at \$200,000.

This project will encourage the use of the parking lots north of Empire Stadium with a projected increase of upwards of 1,000 cars being parked in this area and hence removed from the surrounding neighborhood of the P.N.E.

Since this construction is to proceed immediately to gain full value from the approaching hockey season, we would appreciate your presenting this as a capital improvement to City Council as required by our lease with the City of Vancouver. In this respect we believe the project should be considered as an additional capital improvement for the 1974 year. We would further advise that the funds required for the project will be provided out of the operations of the Pacific National Exhibition.'

The foregoing request of the Pacific National Exhibition to provide a covered walkway at an estimated cost of \$200,000 to be provided out of the operations of the Pacific National Exhibition is forwarded to City Council for approval."

The City Manager submits the foregoing report for City Council's CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 402

Manager's Report, October 4, 1974 (PERSONNEL -1)

PERSONNEL MATTERS

RECOMMENDATION

1. Leave With Pay - Director of Planning

The Director of Planning reports as follows:

"The Minister of State for Urban Affairs has invited Mr. R. J. Spaxman, Director of Planning, to attend a work session on "Habitat Papers" in Toronto on October 10, 11, and 12, 1974.

All expenses will be paid by the Department of Urban Affairs but approval is requested for two days' leave of absence with pay, i.e. October 10 and 11, October 12 being a Saturday, for this purpose."

It is Recommended that Mr. R.J. Spaxman, Director of Planning, be granted two days' leave of absence with pay on October 10 and 11, 1974, for the purpose of attending the foregoing work session.

The City Manager RECOMMENDS that the foregoing recommendation be approved.

FOR COUNCIL ACTION SEE PAGE(S) 402.....

PROPERTY MATTERS

RECOMMENDATIONS:

1. ALTERATIONS TO CITY-OWNED MULTIPLE DWELLINGS
- For Compliance with the Fire By-Law
- Hiring of G.T. Carkner

The Supervisor of Property & Insurance reports as follows:-

"City Council, at its meeting of June 11, 1974, in connection with Board of Administration Report of May 15, 1974, re Alterations to City-owned Multiple Dwellings for compliance with the Fire By-law, took the following action:

'THAT the hiring of George T. Carkner (former property negotiator), be authorized at a cost of \$1,389.00 per month, plus car allowance, for a period not to exceed six months from April 1, 1974, to assist the staff in carrying out detailed inspections of each property as necessary and to obtain plans for renovations and realistic estimates of the costs, salary to be chargeable to Account Codes 4257/- (Englesea Lodge) and 9407/182 (Sundry Rental Disbursements).

-CARRIED UNANIMOUSLY'

The alterations to the buildings are well underway, but due to the scarcity of contractors in the sprinkler business, the work is approximately 1½ to 2 months from completion.

Mr. Carkner is prepared to continue his work beyond September 30, 1974, and it is therefore

RECOMMENDED THAT Mr. George T. Carkner be retained for a maximum of 2 months at a cost of \$1,389.00 per month, plus car allowance to be charged to the account code set up to cover the costs of alterations required under the by-law, being Account Code 9407/183 - Fire By-law Costs."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

2. EXERCISING OF OPTION TO PURCHASE THE
South 7 Feet of Lot 8, Block 9, District Lot 634
N/E Corner 33rd Avenue & Main Street

The Supervisor of Property and Insurance reports as follows:-

"The City has an option to purchase the south seven feet of Lot 8, Block 9, District Lot 634, situated on the north-east corner of 33rd Avenue and Main Street, for highway purposes. The option provides for payment of \$700.00 by the City when exercised and the option expires on October 26, 1974.

The City Engineer has advised that the seven feet of Lot 8 may still be required for a future widening of 33rd Avenue at this location. However, there was no urgency in acquiring this strip and it would be in the best interest if a new option could be obtained.

Following discussions, the owners of Lot 8, (Imperial Oil Limited), agreed to renew the option agreement for a further ten years to October 26, 1984, subject to the City giving 12 months' prior notice if the City wished to exercise the Option. All other terms and conditions in the existing option are carried forward in the extension agreement which has been executed by Imperial Oil."

Cont'd.....

Clause No. 2 (Cont'd)**RECOMMENDED**

THAT the extension of the option to purchase the South seven feet of Lot 8, Block 9, District Lot 634 for highway purposes, for the sum of \$700.00 be approved on the foregoing basis, and the Mayor and City Clerk be authorized to execute the agreement."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be approved.

3. **CONSENT TO SUB-LEASE PORTION OF CITY PROPERTY**
Situated Between City Blocks 112 & 113, D.L. 541
North End of Granville Bridge

The Supervisor of Property and Insurance reports as follows:-

"Portions of Blocks 112 & 113, D.L. 541 lying within the clover leaf area at the North end of the Granville Street Bridge are presently leased jointly to Leach Holdings Limited and Dominion Vancouver Motors Limited for a five year term January 1, 1972 to December 31, 1976. Application has now been received for consent to sub-lease approximately 5,376 square feet situated beneath the Granville Street Bridge, being a portion of the area leased to Leach Holdings Limited, such area to be used for temporary vehicle storage. The City Engineer has been consulted on this matter and concurs with the use and development.

RECOMMENDED That

the current lease be amended to include vehicle storage and consent be given to sub-lease a portion of the premises as indicated on attached plan Schedule B now leased to Leach Holdings Limited. The sub-lease to Auto Services Limited subject to the documents being to the satisfaction of the Director of Legal Services.

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be approved.

4. **ACQUISITION FOR RUPERT PARK EXTENSION**
Lot 4, Block 86, Section 29, T.H.S.L.
1446 Rupert Street

The Supervisor of Property and Insurance reports as follows:-

"The above property, Lot 4, Block 86, Sec. 29, THSL, (known as 1446 Rupert Street), forms part of the proposed Rupert Park Extension and is included in Table II of the 1971-75 Park Purchase Programme for Protective Purchasing, as confirmed by Council, May 9, 1972. This property has been offered for sale by the owner to the City.

These premises comprise a single-storey frame dwelling, plus a full basement, with a main floor area of 824 square feet, erected in 1953 on a lot 34.25' x 120.72', zoned R.S.1. The dwelling contains 4 rooms, 5 plumbing fixtures, has a patent shingle roof, stucco exterior, and heat is supplied by an automatic gas-fired furnace. The dwelling has been well maintained and is in good condition. There is a garage at the rear of the property.

Following negotiations with the owner, he is prepared to sell for the total sum of \$46,000.00 as of September 30, 1974, subject to retaining rent-free possession to November 30, 1974. This price is considered to be fair and equitable and represents market value in the area. It is proposed to rent the dwelling on a month-to-month basis until the land is required for park purposes. The Superintendent of Parks & Recreation concurs in the purchase of this property.

Cont'd....

Clause No. 4 (Cont'd)

RECOMMENDED:

That the Supervisor of Property & Insurance be authorized to acquire Lot 4, Block 86, Section 29, T.H.S.L., known as 1446 Rupert Street, for the sum of \$46,000.00, on the foregoing basis chargeable to Code #4189/- Park Board Clearing Account."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be approved.

CONSIDERATION:

5. COPPER STATUE OF "GASSY JACK"
Located in the Gastown Area, At the
Corner of Alexander and Powell Streets

The Supervisor of Property and Insurance reports as follows:-

"Early in 1970, Town Group Ltd., commissioned a large copper statue of "Gassy Jack" and wished to donate it to the City, provided that it was placed in the Gastown area, preferably on the corner of Alexander and Powell Streets.

On February, 1970, the statue was placed on this site without prior approval, and a report by the City Engineer on this action was dealt with by City Council on February 24, 1970. At that time it was agreed to allow the statue to remain on a temporary basis, subject to an agreement to the satisfaction of the Director of Legal Services.

A formal agreement was duly drawn and executed, covered by a bond protecting the City from any action which might arise due to the encroachment on City property.

The Town Group agreement called for the Group to repair and maintain the statue and pay a nominal rent of \$1.00 per annum. This agreement was subject to termination at any time if deemed necessary.

Charterhouse Properties Ltd. (the operating company of Town Group Ltd.) wish to be relieved of the annual payment of \$1.00 and have re-submitted their offer to donate the Statue of "Gassy Jack" to the City, but state the Company will continue to maintain it. The Engineering Department have indicated that they are not opposed to this suggestion."

The City Manager submits the foregoing report of the Supervisor of Property and Insurance to Council for CONSIDERATION.

RECOMMENDATION:

6. RENTAL REVIEW -
Lots 19 & 20, Block 58, D.L. 541.
Situated N/E Corner of Robson & Cambie Streets

The Supervisor of Property and Insurance reports as follows:-

"Lots 19 & 20, Block 58, D.L. 541 situated N/E corner of Robson and Cambie streets were acquired in 1956 and reserved for future highway widening requirements. It is presently leased to Honda Northwest Motor Corporation Ltd. for a ten year period commencing July 1st, 1969 and subject to a five year rental review as of July 1st, 1974.

Manager's Report, October 4, 1974.....(PROPERTIES - 4)

Clause No. 6 (Cont'd)

Due to drastic increases in property valuations in the past two or three years, negotiations on rental reviews are becoming more difficult and in some cases, modifications may be required with regard to the review periods. In this particular instance, the lessee has now confirmed a negotiated rental increase from \$160.00 per month plus all taxes to \$400.00 per month plus all taxes as of July 1st, 1974; also an amendment to the lease to provide for a two year rental review clause. The Supervisor of Property and Insurance is of the opinion that under the circumstances, this arrangement will be beneficial to both parties.

RECOMMENDED

That the rental for the period July 1st, 1974 to June 30th, 1976 be set at \$400.00 per month plus taxes and that the lease be amended to include rental reviews on July 1st, 1976 and also July 1st, 1978."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be approved.

FOR COUNCIL ACTION SEE PAGE(S) 403

SOCIAL SERVICE AND HEALTH MATTERSCONSIDERATION1. Smoking in Public Places

The Medical Health Officer reports as follows:

"In the summer of 1973, the Vancouver City Health Department Summer Students were able to work on two projects.

- i) A Survey of Legislation Regarding Smoking in Public Places.
(This project required further work and was completed in 1974.)
- ii) A Scientific Study of Indoor Atmospheric Pollution From Cigarette Smoke (Determination of Benzo (A) Pyrene and Carbon Monoxide Concentrations in the Air of Indoor Areas with Tobacco Smoke - An Investigation of the Potential Hazard of Tobacco Smoke Air Pollution to Health).
This report showed considerable hydrocarbon pollution to which non-smokers would be exposed.

In the Summer Student Programme of 1974, further work was done:

- a) 'Attitudes to the Necessity of Providing Separate Areas for Tobacco Smokers in Certain Public Places'.
This was an opinion and policy survey concerning smoking in hospitals and eating establishments.
- b) Annotated Literature Survey of Scientific Reports which are pertinent to smoke exposure of non-smokers. (Abstracts were prepared of the best articles.)

These four reports are available in kit form in the City Clerks Office.

The Health Department has received many enquiries from the public regarding legislation and urging through us, a more stringent policy from City Council. There has been a substantial movement by non-smokers insisting on their right to a smoke-free environment unrelated to any health issue.

I feel that this matter warrants serious examination and propose for Council CONSIDERATION the following course of action:

- A) A committee be appointed by Council to review scientific reports and legislation and appraise the feelings and position of non-smokers and smokers;
- B) The committee to receive briefs and delegations by groups and individuals on measures within the power of the City Council to set policy.

The committee could be assisted by the Health Department in the review of scientific reports, by the Law Department in consideration of Council authority and by the Fire Department prior to any recommendation to Council.

It is further suggested that the committee be comprised solely of smokers in order that any final recommendation be supported by other smokers. This is suggested in recognition of the highly emotional position taken by many smokers and non-smokers alike.

BUILDING AND PLANNING MATTERS

B-4

RECOMMENDATION

1. Rezoning Application -
South Side of Cordova between Gore and Dunlevy
Applicant: Greater Vancouver Regional District

The Director of Planning reports as follows:

"An application has been received from the Greater Vancouver Regional District requesting an amendment to the Zoning and Development By-law whereby Lots 10-14, AMD Block 56, D.L.196, be rezoned from M-2 Heavy Industrial District to a CD-1 Comprehensive Development District for the purpose of: Development of the Downtown East Side Residential Facility to accommodate approximately 70 men. The housing will be financed by the Federal and Provincial Government under Section 40 of the National Housing Act.

SITE DESCRIPTION

The subject site is 140'5" x 122' for a site area of approximately 17,000 square feet and is presently vacant. The site along with all the area to the north of it is zoned M-2 industrial and the area is developed commercially along Powell Street to the north and along Hastings Street to the south. Along Cordova, on the same block as the site there are approximately 10 houses, the majority of which are well maintained. On the north side of Cordova across from the proposed development there is a religiously based development consisting of the church, rectory, day care centre and community health society. Other uses on the block include a parking lot, print manufacturing, gas station and church. Oppenheimer Park is located on the N.E. corner of Cordova and Dunlevy. Oppenheimer Lodge is a block east on Cordova Street.

HISTORY

On August 15, 1972, Council resolved that the City of Vancouver, in consultation with the Province of British Columbia and Central Mortgage and Housing Corporation develop an approximately 75 place supervised residential facility in the downtown area.

The Steering Committee set up by Council action of August 15, 1972 to coordinate planning of this facility reported that the most appropriate location would be close to the intersection of Main and Hastings. The report of the Steering Committee, which included recommendations that the accommodation be for single men only, not to exceed 75 units and the building to be no higher than 4 storeys, was approved by Council on July 17, 1973 and submitted to the senior governments as the City's formal request for this project.

Council on September 11, 1973, adopted a recommendation of the Standing Committee of Council on Housing of August 30, 1973, that the Regional District undertake any necessary applications for zoning, subdivision and related matters as required.

Department Report, October 4, 1974 (BUILDING - 2)

Clause No.1 (continued)

PROPOSED DEVELOPMENT

The architect's drawings submitted with and forming part of this application indicate a three storey building with 70 sleeping units. There are sleeping units on all three floors with the dining room and kitchen located on the second floor. There are two "wings" to the building which extend to the lot lines on both sides. One wing of the building follows the western boundary from the front to the rear lot line and the other wing curves across the site to meet the eastern boundary. Together they shelter two sunken courtyards. The drawings indicate the structure is partially below the street grade, approximately one foot below at the north west corner and approximately one foot below at the south east corner. The entrance from Cordova is at the second level.

There are six offices provided for social workers, medical staff and administration. The applicant's plans indicate that they will occupy 650 square feet of the total floor area of 22,284 square feet. It is stated that the site coverage is 48.6%.

Three parking spaces parallel to the lane plus one loading bay have been provided. Access to both is via the lane.

The stated F.S.R. is 1.299. This compares favourably with Oppenheimer Lodge which was approved by Council in November 1971 with a F.S.R. of 2.0 and 147 units in 4 storeys.

ANALYSIS

The site is within walking distance of Oppenheimer Lodge and the proposed project could possibly share recreational facilities accessible to that building. It should be noted that the proposal conforms to the outline devised by the Steering Committee in their report of July 13, 1973, referred to above, with respect to the form and content of the building, that is: single men only, not to exceed 4 storeys, approximately 75 units and some communal facilities.

The minutes of the Urban Design Panel of January 7, 1974, indicated that "the majority of the Panel were impressed with this design concept and liked the apparent shortness of the double loaded corridors and the location of the entrance at the second floor level. Some concern was expressed about adequate daylight access into some of the lower level accommodation and the proximity of these rooms to the slope that would make detailed landscaping and proper maintenance necessary."

The design had been revised, however, since the original viewing by the Design Panel to that described in this report: In response to the comments made by the Design Panel, the architect elevated the entire building so that it was not depressed into the ground as much as before.

cont'd

Department Report, October 4, 1974 (BUILDING - 3)

Clause No.1 (continued)

RECOMMENDATION

It is RECOMMENDED THAT the application to rezone the subject lands from M-2 to CD-1 be approved with the CD-1 By-law restricting the development as follows:

- A. the use to be a hostel and customarily ancillary uses including some office space for administration, social workers and medical staff;
- B. the F.S.R. not to exceed 1.35;
- C. the height not to exceed 3 storeys.

And also subject to the following:

- a) the detailed scheme of development to be first approved by the Technical Planning Board after advice from the Urban Design Panel and consultation with the City Planning Commission, the Technical Planning Board having particular regard to overall design, treatment of open spaces, landscaping, adequate provision for suitable service areas including ambulance.
- b) All parking, loading and service areas to have acceptable ingress/egress with no vehicular ingress/egress from Cordova Street.

Should the above conditions not be complied with by the owners in order to permit enactment by Council of the amending By-law within 180 days from this (Public Hearing) date, this approval shall expire.

The Technical Planning Board on August 9, 1974, recommended that the application be approved in accordance with the above conditions.

On August 14, 1974, the Vancouver City Planning Commission endorsed the recommendation of the Technical Planning Board.

It is RECOMMENDED that the reports of the Technical Planning Board and the Vancouver City Planning Commission be received and the application be referred to a public hearing. "

2. Rezoning Application -
Applicant: Jones, Haave & Delgatty Architects

The Director of Planning reports as follows:

"An application has been received from Jones, Haave & Delgatty, Architects, 1648 West 7th Avenue, Vancouver, B. C. requesting an amendment to the Zoning and Development By-law whereby the site bounded by Arbutus, Nanton and Yew Streets, being Lot 1, Block 92, D.L. 526, be rezoned from RS-1 One Family Dwelling District to CD-1 Comprehensive Development District. The letter attached to the application states, in part, that the purpose is 'to develop a Condominium Townhouse project on this site.'

cont'd ...

Clause No.2 (continued)

HISTORY

In August 1971, an application was received on behalf of the Trinity Foundation to amend the Zoning and Development By-law to rezone the described property from RS-1 One Family Dwelling District to CD-1 Comprehensive Development District "to construct a Personal Care Home which will have a floor space ratio of .75 to 1." In October, 1973, however, after some discussion with the Planning Department, the Trinity Foundation decided not to proceed with the application.

On October 16, 1973, the Architects N. Jones and V. Delgatty met with Alderman Volrich and the Zoning Planner to obtain an opinion as to the feasibility of rezoning the parcel from RS-1 to CD-1 to develop the site with townhouses and a one-storey commercial building. After discussion in the Planning Department, it was confirmed in a letter to Alderman Volrich, dated November 6, 1973, that "the department would support the rezoning to CD-1 Comprehensive Development District with the uses restricted to townhouses or garden apartments, the floor space ratio not to exceed .50 gross (but excluding underground parking), no commercial activity, height not to exceed two storeys and subject to a suitable designed scheme of development being acceptable to the Director of Planning after advice from the Urban Design Panel."

On April 10, 1974, Jones, Haave and Delgatty, Architects, submitted an application plus preliminary drawings for rezoning the site from RS-1 to CD-1, taking into consideration some of the recommendations and comments of the department.

SITE DESCRIPTION

The site consists of 2.42 acres, the dimensions being 270' x 393'. The site is bounded on the east by Arbutus Street, on the north by Nanton Avenue, on the west by Yew Street and to the south by Normandy Private Hospital.

It should be noted that the original subdivision of the subject site indicated 14 single family lots.

The N.E. corner of Arbutus and Nanton is zoned CD-1 Comprehensive Development District and developed with the Arbutus Club which houses a variety of recreational facilities. On the east side of Arbutus, the lands facing onto Arbutus are zoned RS-1 and developed with 11 single family dwellings. Located a short distance away on the S.E. corner of Valley Drive and Arbutus is an apartment development, Arbutus Gardens, constructed on 11.93 acres with an overall f.s.r. of 0.68. South of the site is Normandy Private Hospital, being a one and two storey development with a f.s.r. of 0.40. The lands south of the hospital are developed with a gasoline service station, a group of small stores and three garden type apartment buildings. The apartments are constructed on 3.89 acres at a f.s.r. of approximately 0.55 excluding basement. West of the site is a school and its large playing field.

To the north and west of the site is a 31 acre development by Marathon Realty which is in various stages of completion. A one storey personal care home is now on a 5 acre site in the S.W. corner and is not allowed to exceed a f.s.r. of 0.45. Arbutus Village consists of townhouses and apartments and is constructed on an area of 12.96 acres at a f.s.r. of 0.72. In addition, a shopping centre/medical offices complex is now being constructed on 7 acres at a f.s.r. of 0.43. A park and another residential area have yet to be developed. The total development is subject to a f.s.r. not to exceed 0.67.

Clause No.2 (continued)

PROPOSED DEVELOPMENT

The Architect's drawings submitted with the application indicate that the proposed project consists of 37 townhouse units of two storeys in height plus cellar. The units are situated on the perimeter of the site surrounding the central recreation area which includes a pool, recreation room and open space. The recreation room has an approximate area of 960 sq.ft. the dimensions being approximately 40' x 24'. The applicant's plans indicate that the total proposed building area is 78,132 square feet. The plans and attached data submitted indicate that this is composed of:

29 units of townhouse plan A at 1,975 square feet each for a total of 57,304 square feet, 8 units of townhouse plan B at 2,297 square feet each for a total of 18,376 square feet and a building area of 2,452 square feet for the recreation, service areas and cabana. The overall f.s.r. including cellar is indicated at 0.73 excluding underground parking. The site coverage is stated as approximately 28%.

Parking is all underground. Spaces are provided for 85 cars including 11 guest parking spaces. This gives an average of 2.3 spaces per unit. Access to the underground parking garage is from Yew Street only.

ANALYSIS

As mentioned, the letter of November 6, 1973, stated that the department would support a CD-1 development restricted to townhouses or garden apartments, the f.s.r. not to exceed 0.5 gross (excluding underground parking), no commercial activity, the height not to exceed two storeys and subject to a suitably designed scheme.

The minutes of the Urban Design Panel of July 22, 1974, stated that: "although the Panel is favourably impressed with the quality of design in terms of unit layout, exterior finish and appearance, it questions the "tight" appearance of the development and suggests that a number of units be deleted in order to "loosen up" the site development plan by breaking it up into smaller clusters of units. The Panel also suggests that there could be more variety in building form by creating a number of three storey units, thereby relieving the 'homogeneous' aspect of the development."

With respect to surrounding developments, it is considered desirable to reduce the density from that shown on the submitted plan to a gross f.s.r. of 0.60, (excluding underground parking).

Some concern has been expressed as to the usage of the underground level, other than parking space, of the townhouses which has been shown as a cellar on the submitted diagram. Living quarters of any kind are not permitted in a cellar.

The Technical Planning Board at its meeting on August 9, 1974, recommended that the application to rezone the subject lands from RS-1 One Family Dwelling District to CD-1 Comprehensive Development District be approved with the CD-1 Bylaw restricting the development as follows:

- A. Uses - townhouses with customary ancillary uses including off street parking.
- B. F.S.R.-not to exceed 0.60; to be measured in the same way as RM-1 regulations.
- C. Height-not to exceed two storeys plus cellar.

Department Report, October 4, 1974 (BUILDING - 6)

Clause No.2 (continued)

And also subject to the following:

- a) The detailed scheme of development to be first approved by the Technical Planning Board after advice from the Urban Design Panel and consultation with the City Planning Commission, the Technical Planning Board having particular regard to overall design, treatment of open spaces, landscaping, vehicular ingress and egress, garbage disposal and all off street parking to be underground.

Should the above conditions not be complied with by the owners in order to permit enactment by Council of the amending By-law within 180 days from this (Public Hearing) date, this approval shall expire.

On August 14, 1974, the Vancouver City Planning Commission endorsed the recommendations of the Technical Planning Board except for Section B which was amended to: F.S.R. not to exceed 0.73.

It is RECOMMENDED that the reports of the Technical Planning Board and the Vancouver City Planning Commission be received and the application be referred to a Public Hearing."

- 3. Rezoning Application -
940 King Edward Avenue, King Edward Mall
Block bounded by Oak Street, King Edward
Avenue, Laurel Street and 26th Avenue

The Director of Planning reports as follows:

"An application has been received from Mrs. Greta Spencer of 1008 No. 2 Road, Richmond, B. C., requesting an amendment to the Zoning and Development By-law whereby the existing (CD-1) Comprehensive Development District is amended to permit a reducing salon.

The applicant had sold the salon to Dempsey Sands Enterprises Limited DBA/Figurmagic in October, 1973 and has agreed, in a letter dated December 19, 1973 to "assign the rights to proceed to Dempsey Sands and John LeLiever to carry on the processing of the application." Mr. John LeLiever is the General Manager for Dempsey Sands Enterprises Limited.

City Council, after Public Hearing, on September 9th, 1969, passed By-law No. 4446, to permit the following uses: retail stores, office buildings, gasoline filling station and customary ancillary uses in the (CD-1) Comprehensive Development District bounded by Oak Street, King Edward Avenue, Laurel Street and 26th Avenue.

On July 12th, 1973, Development Permit Application No. 63630 was filed for a "reducing salon" at the said site. This development permit application was refused by the Technical Planning Board on July 27, 1973, because the proposed use was considered contrary to those permitted by By-law No. 4446. As a result of this decision, Figurmagic was given notice on August 24, 1973, to discontinue the use of the reducing salon within 30 days. Enforcement of this matter has been held pending the outcome of the current application which was submitted September 26th, 1973.

The development on the subject property is 53,787 square feet with various uses as noted above. It is considered that the establishment of a reducing salon having a floor area of 2100 square feet will not materially alter the parking demand on this site. The Figurmagic reducing salon is currently occupying the premises at 940 West King Edward.

Department Report, October 4, 1974 (BUILDING - 7)

Clause No.3 (continued)

The Technical Planning Board, at its meeting on February 22nd, 1974 recommended that the application to amend the text of By-law No. 4446 by adding the use of "reducing salon" be approved. On May 8, 1974, the Vancouver City Planning Commission endorsed the recommendation of the Technical Planning Board.

IT IS RECOMMENDED that the reports of the Technical Planning Board and the Vancouver City Planning Commission be received and the application be referred to a Public Hearing. "

4. Rezoning Application -
2895 East 41st Avenue, Vancouver
Applicant: Mr. and Mrs. Horst Fischer

The Director of Planning reports as follows:

"An application has been received from Mr. and Mrs. Horst Fischer, 2895 East 41st Avenue, Vancouver, requesting an amendment to the Zoning and Development By-law whereby Lot 1 of Parcel "A" of the S.E. Portion of Block 7, D.L.50, Group 1, N.W.D. be rezoned from RS-1, One Family Dwelling District, to RT-1, Two Family Dwelling District for the purpose of:

'adding a dwelling to the existing dwelling to create a new permanent home for ourselves. The present dwelling would then be rented to a family, preferably with children. We had wished to buy a lot and build a new house designed for our needs and way of life, but the cost of property is prohibitive and the only manner of achieving our aim is to be permitted the ability of developing a semi-detached dwelling.

We are aware of the City's policy regarding "spot" zoning, no doubt partly because of precedent setting, but we wish to draw attention to our singular location on a main artery and bordering a park, and feel that an approval of our request will not trigger a volley of similar applications. The attached area map is to emphasize the fact of the fringe location of our property and its proximity to non-residential areas.

We wish to stress that our aim is to build a dwelling more suitable to our requirements but by doing so we will be offering a dwelling for reasonable rental when such are at a premium in the City. Further please be advised that we have no intention now or in the future of applying for subdivision under any strata authority.

We do not feel that our proposition will create a density problem and are of the opinion that density increases in similar areas are inevitable.'

Description of Site

The site is located at the N.W. corner of East 41st Avenue and Killarney St. The frontage onto Killarney is 63.33' and the length of the lot is 130' and has a total site area of 8,511 square feet. The majority of lots in the surrounding area have a frontage of 33' to 40' with an approximate depth of 130'. In exception to this are the lots directly to the east of the said site, also on the north side of East 41st Avenue. Here there are 10 lots with approximate dimensions of 53' x 110' for a site area of 5,830 square feet. There are also two unusually large lots nearby whose areas are slightly over 8,000 square feet.

Proposed Development

The architect's drawings submitted and forming part of this application indicate a one-storey plus basement with a two-car garage to be added to the existing dwelling. The drawing also indicates a one-car addition to

cont'd ...

Clause No.4 (continued)

the carport. The applicant's plans indicate that the floor area of the existing dwelling is 1,700 square feet and that the proposed addition would have an area of 1,880 square feet. The stated F. S. R. calculated, including both basements, is 0.45. This compared favourably with the existing RS-1 zone where the F. S. R. must not exceed 0.45.

Analysis

The Department normally does not support isolated rezoning of a lot. However, this is felt to be somewhat of an unusual situation in that the site has a total area of 8,511 square feet. It has been noted from a technical point of view that subdivision of the lot into two single-family lots is not possible because the width of 63.33 feet is not large enough to be divided into two single-family lots with a minimum width of 33 feet. Zoning the lot to RT-1 Two-Family Dwelling District makes it possible to add to the existing house which was constructed in 1946 and is substantial. In the RT-1 Two-Family Dwelling District, the height of a building shall not exceed 20 feet nor one storey, which is less than the restrictions of the RS-1 One Family Dwelling District where the height of a building shall not exceed 35 feet nor 2½ storeys.

The Director of Planning is presently discussing with the Director of Legal Services an amendment to the Subdivision Control By-law for consideration of Council where in certain instances a lot can be created that is less than the present minimum width of 33 feet and minimum area of 3600 square feet, subject of the design of the building being acceptable to the Director of Planning.

The Technical Planning Board, on August 9, 1974, recommended that the application be approved.

On August 14, 1974, the Vancouver City Planning Commission endorsed the recommendation of the Technical Planning Board.

It is RECOMMENDED that the recommendations of the Technical Planning Board and the Vancouver City Planning Commission be received and the application be referred for the consideration of Council at a public hearing. "

5. Proposed Local Area Activity Centre -
1705 Nelson Street

The City Building Inspector reports as follows:

"I have received a request from the Neighbourhood Services Association of Greater Vancouver to use the above existing wood frame house for Social Workers to operate a counselling service to small groups of citizens.

The building is an old one-family dwelling, 2½ storeys plus basement, and is non-conforming with respect to the proposed use under the Vancouver Building By-law.

However, since the location of the building and the accommodation provided are very suitable to Gordon House Neighbourhood Services, the applicant is prepared to renovate the interior and exterior of the building to provide adequate exit facilities and fire protection, including sealing off the existing attic floor. The assessed value of the existing house is \$1,140.00 and the cost of the proposed work is estimated to be \$6,838.00.

Under Section 1.4.9 of the Building By-law, the City Building Inspector may permit alterations to a non-conforming building up to 100% of the assessed value. The By-law does provide, however, for Council to approve alterations and repairs in excess of this value if considered desirable.

I am therefore prepared to RECOMMEND approval of this proposal, subject to the applicant obtaining a Development Permit to cover the change in use of the building."

Department Report, October 4, 1974 (BUILDING - 9)

6. Rezoning Application
Applicant: The Director of Planning

The Director of Planning reports as follows:

"An application has been made by the Director of Planning requesting an amendment to the Zoning and Development By-law for the purpose of: Amending Clause 2 of Schedule "C" - Streets Requiring Landscaped Setbacks - by deleting the words "Renfrew Street" and substituting in lieu thereof, the words "Slocan Street".

On March 8, 1974, Beedie Construction applied for a development permit (#65976) to construct an addition to the existing tire retreading plant on the site at the above location. The drawings submitted with the application indicated that the proposed development would only maintain a 10' setback along East Broadway. According to Schedule 'C' of Section 2 of the Zoning and Development By-law, this site is not listed as an area for which landscape setbacks are prescribed. Since the application met the present Zoning and Development By-law requirements, a development permit was issued on June 13, 1974, upon the demand of the solicitor for Columbia Tire Limited. In a letter dated June 13, 1974, the Zoning Planner advised the lawyer that it had always been the City's intent to maintain a 40' setback on this site and that he had on that same day filed an application on behalf of the Director of Planning to amend Schedule C of the Zoning and Development By-law to establish a 40 ft. landscaped setback requirement at this location. When Mr. Beedie of Beedie Construction Company Ltd. became aware of this situation, he amended the form of development and obtained a revised Development Permit maintaining a 40' landscaped strip along Broadway.

Records of past meeting indicate that there is evidence to substantiate this claim.

In a letter dated September 11, 1957, the Chairman of the Technical Planning Board reported to the Board of Administration that at its meeting on July 25, 1957, it recommended approval of the application to amend the Zoning and Development By-law to change Schedule 'C', Clause 2, by deleting the first word in the third line 'Renfrew' and inserting the word 'Slocan' for the purpose of establishing a 40' setback along the south side of Broadway from Slocan Street East to Boundary Road in M-1 & M-2 zones.

It was an oversight that it was not dealt with at that time.

The City's intent to retain a 40' setback on this property is also documented in the report of the Development Permit Sub-Committee of March 25, 1959, in which they recommended approval of the tire retreading building subject to a number of conditions, one of which being: 'The 40' landscaped setback to be developed in accordance with the regulations of the Zoning & Development By-law'.

The Technical Planning Board at its meeting on August 9, 1974, recommended that the application as submitted by the Director of Planning, to amend Schedule "C" of the Zoning and Development By-law, be approved.

On August 14, 1974, The Vancouver City Planning Commission endorsed the recommendation of the Technical Planning Board.

It is RECOMMENDED that the reports of the Technical Planning Board and the Vancouver City Planning Commission be received and the application be referred to a Public Hearing."

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON
FINANCE AND ADMINISTRATION

September 26, 1974

A meeting of the Standing Committee of Council on Finance and Administration was held in the #3 Committee Room, Fourth Floor, City Hall on Thursday, September 26, 1974 at 1:30 p.m.

PRESENT: Alderman Bowers, Chairman
Aldermen Harcourt, Linnell, and Volrich

COMMITTEE
CLERK: Marilyn Clark

RECOMMENDATION

1. Community Music School, Vanier Park

Vancouver City Council on August 2, 1974 received a communication from the Mayor in regard to the Community Music School and the City owned building 14, in Vanier Park. That memo noted that the Music School had succeeded in obtaining \$333,333.00 from the Provincial Government and further that their private fund raising had, to that point, come up with \$125,000.00 and their hope was to have raised \$500,00.00 through private fund raising by November 15, 1974. The Mayor recommended that the City approve \$333,333.00 toward the refurbishing of Building 14.

After considering the Mayor's memo on August 27, 1974, as well as letters from the National Professional Music Teachers Association and the B.C. Registered Music Teachers Association, and after noting a report of the Director of Planning contained in Department report, Building & Planning Matters, dated August 23, 1974 in regard to the Development Permit Applications, Council passed the following motion:

"**THAT** the whole matter of the Community Music School project, including the Development Permit Application referred to in Clause 4, Department Report, Building and Planning Matters, dated August 23, 1974, be referred to the Finance Committee to consider:

- (a) funding proposals;
- (b) a review through the Board of Administration (and the Board with the appropriate City Officials) to ascertain the appropriateness of design of the project and in terms of cost, use, in part, for museum storage, in what way the project can be considered a continuing City asset with City financial participation;
- (c) general policy involved.

FURTHER THAT

- (a) the architects be requested to discuss with the Urban Design Panel, the objections of the Panel to the proposed landscaping;
- (b) the Organizations asking to appear be heard by the Committee and subsequently by the Council, if the Organizations so request.

- CARRIED UNANIMOUSLY"

Cont'd...

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Clause 1 Cont'd

Your Committee, this day, considered the whole question of public policy in regard to the use of City money to aid the Community Music School; whether or not Building 14 is a logical home for this school; the cost of conversion as compared to a whole new facility, and the space requirements of the Museum for storage.

The Committee also had for its consideration a report of the City Manager which included a cost analysis of the present proposal.

Mr. Alf Carlson of the National Professional Music Teachers' Association presented a brief opposing the use of public money to support the Community Music School. He emphasized that his association was not opposed to the school itself but felt that it should be financially self-sufficient.

Mr. Morris Dean of the B.C. Music Teachers' Association raised many of the same points that Mr. Carlson had previously raised and asked whether or not the Community Music School is supplying services for which there is a need.

Mrs. William Armstrong, President of the Community Music School, presented a brief on behalf of the Advisory Committee of the music school. She stated that one of the many advantages of the school was that students' programs could be coordinated. Sometimes in one visit, students can arrange to have their group lesson, their private theory lesson and then a junior symphony practise without travelling to three different locations in order to do so. At present the school has enrolled approximately 1,000 students with a waiting list of 250. Mrs. Armstrong pointed out that the new facility would allow the school to take in those on the waiting list but it would then be up to its maximum capacity.

The Community Music School of Greater Vancouver has already aided in establishing similar schools in various other locations throughout B.C. and the representatives from the school indicated they now are making facilities available wherever possible to other music groups.

The question was posed as to whether or not it would be feasible for the school to operate through various community centres. Representatives from the school emphasized that a permanent home for a central organization must come first before branching out.

In regard to the timing of the project, the school is hopeful that if the funding can be arranged the ground could be broken before the end of 1974 with the school moving in by September 1975.

Mr. Lefeaux representing the Park Board indicated that that Board's preference is for the removal of Building 14 and that they are willing to provide a site for a new specially designed building. Should the building refurbishing proceed, it was agreed that the Park Board must be involved in the design of the landscaping.

The objections of the Urban Design Panel were also noted. One of the questions raised by the panel was whether or not Vanier Park was to become a centre of cultural activities. The feeling of the Committee was that Vanier Park was already a centre of cultural activities.

Cont'd.....

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Clause 1, Cont'd

Mr. J. D. Herbert, Museums Director, indicated the present requirement for storage is 10,000 square feet. At the moment, the Museums use approximately 50% of the ground floor of Building 14 for storage. Although the Community Music School has assumed a contribution from the Museums in the neighborhood of \$200,000.00 the Museums have apparently not anticipated a contribution at all that large.

The Assistant Director, Construction & Maintenance, in speaking to the report of the City Manager described the refurbishment of Building 14 as the most economic solution to the Community Music School's dilemma. There is a definite saving involved in renovating the building rather than constructing a whole new facility.

After considerable discussion, the Committee RECOMMENDS:

- A. THAT Council's intention of retaining Building 14, Vanier Park, be reaffirmed;
- B. THAT the City approve an amount of \$333,333.00 toward the refurbishing of Building 14, such sum to be allocated or applied toward the cost of the project in such a manner and towards such parts of the project as the City should decide, and that funds be provided in the 1975 Supplementary Capital Budget; such approval to be subject to the Community Music School having firm commitments of all additional capital funds necessary for the full completion of the project by January 31, 1975, with no further City funds being requested directly or indirectly, (including for the provision of storage for the museum association);
- C. THAT the project costs be checked out by an independent quantity surveyor, to be hired by the City, as soon as working drawings are available;
- D. THAT such approval be subject further to the Community Music School providing Council with a proposed program of activities and services which will benefit and serve the interests of the whole music community in Vancouver;
- E. THAT the Community Music School work with the Park Board and the Urban Design Panel so that a cooperative landscaping design, suitable to all, can be arrived at, and having arrived at an acceptable solution for landscaping, including parking and irrigation, report back to Council by December 31, 1974 with such design;
- F. THAT City Officials be instructed to issue a Development Permit on the basis of the design plot plans submitted and on the basis of a commitment for a cooperative planning of the landscape

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REPORT TO COUNCIL

FROM ALDERMAN RANKIN, CHAIRMAN, AND ALDERMAN MARZARI, MEMBER
STANDING COMMITTEE OF COUNCIL ON SOCIAL
SERVICES

A meeting of the Standing Committee of Council on Social Services was called in No. 1 Committee Room, Third Floor, City Hall, on Thursday September 26, 1974, at 1:30 p.m.

PRESENT:

Alderman Rankin, Chairman
Alderman Marzari

ABSENT:

Alderman Gibson (Civic Business)
Alderman Hardwick

COMMITTEE

CLERK:

H. Dickson

A quorum not being present the following is submitted by Alderman Rankin, Chairman and Alderman Marzari, Member, Standing Committee on Social Services, for Council's consideration.

INFORMATION

1. West Broadway Drug User Problem

Merchants of the West Broadway area between Cambie and Alberta Streets attended a special meeting at City Hall on August 1, 1974, and complained of the behaviour of persons attending the Narcotic Addiction Foundation at 307 West Broadway.

Residents and merchants who attended the August 1st meeting also attended today's meeting to hear a verbal report on this matter by Alderman H. Rankin.

Alderman Rankin pointed out that at least four hundred drug users per day visit the Narcotic Addiction Foundation for methadone treatments. He said that at the August 1st meeting it was agreed that police surveillance in the area be increased and that there be some tightening on regulations at the Foundation (i.e. no methadone treatments for those under the influence of barbiturates or amphetamines.)

Alderman Rankin stated that a Mr. Stein of the Provincial Alcohol and Drug Commission appeared at a recent meeting of the Vancouver Resource Board to which members of the four existing Community Resource Boards were invited, and this topic was discussed.

The Alcohol and Drug Commission is beginning plans to ensure that addicts are treated in their own neighbourhoods and are not required to travel long distances to the West Broadway Centre for treatments. Steps are being taken to establish neighbourhood drug treatment clinics which will eventually be under the auspices of the Vancouver Resource Board.

Alderman Rankin noted the Police Department has reported an improvement in the West Broadway scene and this improvement should continue.

Merchants in the area told the Committee they are concerned about persons visiting the Narcotic Addiction Foundation and using

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the back door which leads to the rear lane where addicts congregate. They asked that this door be permanently locked.

A spokesman for the Narcotic Addiction Foundation replied that because of fire regulations the rear door must not be locked, but the Foundation now has a rule that during normal business hours the front door only is used. However, from 4:30 p.m. to 7:00 p.m. when the Foundation's Pharmacy is opened and office staff has left, the rear door is used.

One businessman asked what steps are being taken to prevent neighbourhoods where the new centres will be located from becoming "slum areas". He also asked whether the City would make some reduction in taxes on premises along West Broadway.

Alderman Rankin replied that any property owner can appeal his assessment.

The Chairman concluded his report by stating that the situation in the area is improving and asked those present to contact the City if the situation deteriorates.

RECOMMENDATION

2. Vancouver Gay Information Service - Grant Request of \$26,720

The Committee had before it for consideration a brief dated September 20, 1974 (circulated) from the Vancouver Gay Information Service which includes a budget of \$26,720 of which \$18,000 is for wages for three persons for one year.

The Chairman advised the delegation from Vancouver Gay Information Service that the normal procedure is for the Committee to refer grant requests to the Social Planning Department for assessment and recommendation to the Committee.

The Committee stated it expects a full and comprehensive report including the rationale behind any grant which may be recommended by the Social Planning Department.

Following discussion it was,

RECOMMENDED

THAT the application of Vancouver Gay Information Service for a grant of \$26,720 be referred to the Social Planning Department for assessment and a report back to the Social Services Committee.

3. Canadian Youth Hostel Association - Proposal for a Second City Hostel

The Committee had before it for consideration a letter dated August 28, 1974 (circulated) from Canadian Youth Hostel Association in which the Association states it is seeking a hostel of 80 to 150 beds and feels the former Immigration Building at the north foot of Burrard Street would be suitable.

Mr. W. Philip Sawkins, executive director, Pacific Region of C.Y.H.A., appeared before the Committee and stressed the Association is not seeking funds from the City.

He explained there is a proposal under consideration by the Federal Government to provide funding for youth hostels but that the City in which hostels are to be located must agree to the location of such hostels.

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The Association currently operates a 240-bed hostel at Jericho. The Association rents the City-owned building for \$1.00 a year and maintains the building. It charges \$1.50 a night and is self-sufficient with paid and volunteer staff. Mr. Sawkins stated he understands there would be no problem, insofar as a building permit is concerned, in having the former Immigration Building licensed as a hostel

Following discussion it was,

RECOMMENDED

THAT Council endorse the proposal of Canadian Youth Hostel Association to use the former immigration building at the north foot of Burrard Street as a hostel and that the Vancouver Heritage Advisory Committee be advised of this proposal and be asked to send a representative to Council, if desired, to discuss this matter.

4. Senior Citizens Bus Tours - Continuation of Funding

The Committee had before it for consideration a report dated September 24, 1974 (circulated) from the City Manager in which the Director of Social Planning reports:

"A project entitled "Senior Citizens Bus Transportation and Tours" funded through the Social Planning Department's POSER Fund has been operating since June 22nd, 1974 and will continue until September 20th, 1974. The project is a continuation and expansion of the Lookout Bus Tours which was set up to serve senior citizens in nursing homes, rest homes and public housing who are unable to participate in senior citizen recreation programmes currently offered because of physical, mental or financial disabilities. The programme includes bus tours to such places as Whytecliffe Park, Heritage Village, Stanley Park and shopping centres. The Project Co-ordinator has worked with the Health Department's Volunteers for Seniors Co-ordinator to identify nursing homes wishing to participate and with the Parks Board's Programme Organizer for Ill, Aged and Handicapped, who has been running a similar summer bus tour programme for the handicapped, and with the Division of Health Care and Aging (Department of Human Resources.)

"During the period July 8th to August 30th, 1974, 53 bus tours were run. An average of 20 seniors participated in each tour. Twenty-seven nursing homes, rest homes and seniors clubs participated in the programme. Those seniors who participated enjoyed the tours and all would like to see them continued. For many of the participants, this is their only chance to get out and have a change of scenery.

"We propose that these tours be continued as part of a 12-month project to be attached to the Health Department, Volunteers for Seniors programme."

"It is the opinion of the Director of Social Planning that the total costs of the project are 50% shareable with the Federal Government under CAP (\$28,530). The Province will be approached to cost share on the remainder so that hopefully the net cost to the City will be 25% of the total, or \$14,265. It is proposed to request cost sharing for this programme but it is recommended that approval not be contingent on cost sharing."

"The Comptroller of Accounts advises that if the project is approved, funding for the 1974 portion will be available from Contingency Reserve and the 1975 portion of costs will be provided in the 1975 budget."

Cont'd...

During discussion of this item the Committee questioned whether the programme should be under the jurisdiction of the Parks Board.

Susan Anderson of the Social Planning Department and Noreen Foster of the Volunteers for Seniors Branch of the Health Department, replied the programme is better operated as a function of the Health Department as the Health Department is working with the same senior citizens in other programmes.

Following discussion it was,

RECOMMENDED

- (a) the "Stepout" project be approved as outlined by the Director of Social Planning;
- (b) a Transportation Organizer and a Transportation Assistant be hired from October 15th, 1974 for a 12-month period;
- (c) these two positions be hired on the establishment of the Social Planning Department and seconded to the Health Department's Volunteers for Seniors Programme;
- (d) funds in the amount of \$57,060 be provided to the Social Planning Department.
- (e) an evaluation of the "Stepout" project be undertaken by the Social Planning Department and the Health Department before the end of the funding period and submitted to the Standing Committee on Social Services.

5. Urban Design Centre - Grant Request

The Committee had before it for consideration a report dated September 24, 1974 (circulated) from the City Manager in which the Director of Social Planning reports:

"The Urban Design Centre has, over the past three years, provided various free architectural and planning services to numerous community, charitable and non profit groups in the Vancouver area. They have developed over this time an established and recognized credibility throughout the Community. They are working both on the City approved Shannon Day Care Centre and on the City Hall Day Care plans.

"Day Care has, over the past two years, become a priority issue in Vancouver. The Urban Design Centre has reacted to this need by providing free design services for many Day Care Societies. As the Social Service Committee is aware, one of the major difficulties facing any group attempting to establish a Day Care Centre, is a necessity to cope with rigorous physical standards required by Provincial and Municipal officials. Much of the Urban Design Centre's work has been helping Day Care Societies understand and comply with these various requirements.

"On June 5th, 1974, the Department of Human Resources responded to an Urban Design Centre request for the funding of three additional staff members, plus administrative expenses, by approving one staff salary only. These three staff members were to assist Day Care Societies in establishing themselves. Attached is a brief from the Urban Design Centre requesting a City grant of \$18,000.00 to cover the expenses of one additional staff member, fringe benefits and office expenses and materials for one year."

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Following discussion it was,

RECOMMENDED

THAT the following recommendations of the Director of Social Planning be approved:

- A) That the Urban Design Centre be given a non-recurring grant of \$9,120.00 for six months (October 1, 1974 to March 31, 1975)

This grant to cover the following -

| | |
|---|-------------------|
| | \$ |
| One staff member (\$1,000.00 per month) | 6,000.00 |
| Fringe benefits (12%) | 720.00 |
| Office expenses and materials | 2,400.00 |
| | <u>\$9,120.00</u> |

- B) That the City apply for C.A.P. sharing on the following formula -

| | |
|--------------------|--------------------------|
| | \$ |
| Total Grant | 9,120.00 |
| C.A.P. Shareable | 6,720.00 |
| C.A.P. Recoverable | 3,360.00 |
| Total City Share - | <u>\$ 5,760.00 (Net)</u> |

The City share to be provided from contingency reserve.

- C) That Vancouver City Council request the Minister of Human Resources in his review of Day Care standards, to take special regard to the difficulties faced by new groups attempting to establish such facilities and of the services offered by and demanded of the Urban Design Centre.

6. Child Care Facilities - City Hall

The Committee had before it for consideration a report, dated September 19, 1974 from the City Manager in which the Director of Permits and Licenses and the Director of Social Planning review progress towards the establishment of child care facilities for children of City employees.

Also before the committee was a report dated July 31, 1974 (circulated) from Urban Design Centre proposing preliminary plans for City Hall Day Care.

In the City Manager's report the Director of Permits and Licenses and the Director of Social Planning noted that the total net capital costs for two day care units - one for twenty-five children aged three to five and one for twelve children aged one and a half to three, is \$99,950 towards which the Province will make two grants of \$20,000 each leaving a net capital cost to the City of \$59,950.

The report states the Comptroller of Accounts advises that the sum of \$40,000 has been set aside in the 1974 Supplementary Capital

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Budget for the day care facility at City Hall and if Council authorizes two day care facilities the additional funds in the amount of approximately \$19,950 could be provided from Unallocated 1974 Supplementary Funds.

Following discussion it was,

RECOMMENDED that Council:

- A) Establish both a 1½ to 3 year age group and a 3 to 5 year age group Day Care Centre at a total capital cost to the City of \$59,950.
- B) Provide additional funding up to \$19,950 to establish both age group Day Care Centres. These funds to be provided from the Unallocated 1974 Supplementary Capital Reserve.
- C) Approve the Model School Site as the location for City Hall Day Care and authorize the entering of a lease with the School Board for a period of two years minimum.
- D) Enter into an agreement that at such time that the use of these facilities is no longer required and in the event that there was a dissolution of the Society(s) assets that the Society would provide the City with a proportionate return of its investment.

7. Possible Use of West End Streets for Portable Day-Care Units

The Committee has before it for consideration a report dated September 4, 1974 from the Engineering Department which noted three on-street sites in the West End may be suitable for portable Day-Care Care Centres, one of which includes a part of Lord Roberts School Playground at Pendrell and Cardero Streets.

Also before the Committee was a memo dated September 19, 1974 from the West End Planning Centre which concurred with the Engineering Department report. The three sites which could be used are:

- (a) the 1100 block Comox Street: east of the Traffic Scheme II cul-de-sac adjacent Thurlow Street, for one unit;
- (b) the 1700 block Burnaby Street: north side of Alexander Park, for two units;
- (c) the 1600 block Pendrell Street: southeast corner of the Lord Roberts School site, for one unit.

The estimated costs of providing services to the portable units which could be located on the three sites for day-care use, are \$5,000 for one portable unit in the 1100 block Comox; \$17,000 for two units in the 1700 block Burnaby; and \$5,000 for one unit in the 1600 block Pendrell.

A representative of the Engineering Department suggested to the Committee that if the 1600 block Pendrell is considered the School Board should be consulted on the matter of the use of Lord Roberts School Playground. He added the Engineering Department does not recommend the 1700 block Burnaby Street site, adjacent to Alexander Park, as it would disturb the aesthetics of the park and cause some traffic problems. The Engineering Department spokesman added the department has not investigated whether placement of portable buildings on these sites would meet the requirements of all City By-laws.

Following discussion it was,

Cont'd...

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RECOMMENDED

THAT sites in the 1100 block Comox at the corner of Thurlow and the 1600 block Pendrell at the corner of Cardero as proposed by the City Engineering Department in its report of September 4, 1974, be provided by the City as sites for portable buildings to be used as Day-Care Centres and that the City pay the estimated \$5,000 cost of installing services to each site; subject to the School Board's concurrence with the use of a portion of the Lord Roberts School Playground at Pendrell and Cardero.

FOR COUNCIL ACTION SEE PAGE(S) 441-2

The Meeting Adjourned at 3:10 P.M.

CITY OF VANCOUVER

SPECIAL COUNCIL - OCTOBER 22, 1974

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, October 22, 1974, in the Council Chamber at approximately 2 p.m.

PRESENT: Mayor Phillips
Aldermen Bowers, Harcourt, Hardwick,
Marzari, Massey, Pendakur,
Rankin and Volrich.

ABSENT: Aldermen Gibson and Linnell.

CLERK TO THE COUNCIL: R. Henry.

Underground Wiring by Petition.

MOVED by Ald. Pendakur

SECONDED by Ald. Bowers,

THAT this Council resolve itself into a Court of Revision for the purpose of hearing complaints against the proposed assessments or the accuracy of frontage measurements, or any other complaint which persons interested may desire to make and which is by law cognizable by the Court, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

COURT OF REVISION

Underground Wiring by Petition
Schedule # 427A.

The Court received from the Assessment Commissioner, Schedule 427A listing a local improvement project on Water Street on both sides from Carrall Street to Cordova Street, by petition.

It was noted that the project had been requested by the majority of the assessed owners by means of a sufficiently signed petition.

There was no one present who wished to address the Court on matters within the Court's jurisdiction and therefore it was

MOVED by Ald. Pendakur

SECONDED by Ald. Rankin

THAT Schedule # 427A, submitted by the Assessment Commissioner, be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Pendakur

SECONDED by Ald. Rankin

THAT the Court of Revision rise and report.

- CARRIED UNANIMOUSLY

COUNCIL

MOVED by Ald. Pendakur
SECONDED by Ald. Rankin

THAT the report of the Court of Revision be received.

- CARRIED UNANIMOUSLY

Local Improvements Subsequent
Procedure - Schedule # 427A.

The Council considered the Manager's report dated October 10, 1974, dealing with the subsequent procedure of the Water Street project.

Mr. Bodner of 348 Water Street spoke against the project, particularly with regard to the cost-sharing arrangements. Mrs Doris Gould also spoke against the project and reiterated the statements made by the previous speaker.

MOVED by Ald. Harcourt,
SECONDED by Ald. Bowers,

THAT the Manager's report re Local Improvement - Subsequent Procedure dated October 10, 1974, be deferred until the source of funds with respect to work is established;

FURTHER THAT the assessed formula for the frontage of certain shallow lots for the underground wiring be the same as that approved by Council with respect to the surface beautification work on Water Street, and the Assessment Commissioner report back to Council on the measurements to be assessed.

- CARRIED UNANIMOUSLY

The Council adjourned at
approximately 2.20 p.m.

The foregoing are Minutes of the Special Council meeting
(Court of Revision) of October 22, 1974, adopted on
October 29, 1974.

A. Phillips
MAYOR

B. J. Lott
CITY CLERK